

WHY ARE WE CHARGING A \$20 ADMINISTRATION FEE for CHECK-IN and PARKING?

We have heard a few concerns about the need for charging a \$20 fee for guest check-ins. First, this is the same amount that has been charged for the past two years for “Parking Passes”. It is not a new charge and now includes providing the guest with keys and a copy of the Rules & Regulations. I will list below the primary reasons for the policy and practice.

- Our parking is limited and for many years we had a history of owners and guests not being able to find a place to park. This was corrected eleven years ago with the addition of two levels on the overflow garage, together with electronic access controls and staff members assigned to enforce parking control and assist guests with check-in, unloading, and finding a parking place. Since that time, things have run rather smoothly and we no longer receive guest complaints about having no place to park.
- Security: For thirty years, our Association has required that no one may occupy a unit without showing proof of their right to do so. During that time, we have experienced countless attempts by individuals to occupy units without the owner’s permission, and have likely prevented many bad situations. I can remember a time when we did not lock doors and did not have to remember to turn-off alarm systems every time we entered our home. Sadly, those days are over, and we must sacrifice some convenience for security. This is particularly important in a high-rise building. Any person occupying a unit illegally is a threat to all of us. Therefore, the security is a shared responsibility.
- Issuing parking passes, keys, and copies of the Rules & Regulations, together with verifying a guests right to occupy your unit, requires having staff persons working, purchasing and maintaining expensive equipment, providing necessary supplies, maintaining records, and supervision. It is an expensive, but obviously necessary program.

Why do we pay separately instead of just adding it to our dues ?

Many HOA’s have certain amenities and features that are paid for based on usage, such as clubhouse party rooms, vending machines, storage areas, boat or trailer parking, etc.. This provides for each owner being assessed proportionate to their level of usage. The Board of Directors has determined that parking for guests qualifies as such. An owner who lives at Sands Ocean Club, or has a long-term renter, or only uses their unit two or three times a year would obviously not be doing check-ins every few days.

As someone who has served as Property Manager for 20 years and has served as a Board Member and/or President on several Boards, I cannot count the number of times someone has asked why they have to pay dues to maintain a pool they do not use, or pay for Internet or TV cable they do not use, or tennis courts or some other budget item. The fact is, when you own within a “community” , you participate in every aspect. Directors make every effort to distribute costs fairly where it is practical and cost effective to do so. Successful communities require a community spirit on the part of all owners and a willingness to do what is good for the community as a whole. In a very large high-rise, such a Sands Ocean Club, this is even more important.

Cheating:

Recently, in a Court case deposition (salient portion available upon request), the owner of a rental company serving seven units in our building, acknowledged that she was sneaking cleaning people into the building in disguise because she could not pay a \$5000 Court ordered bond, which resulted from her sending a gentleman into the building who had a long felony record and was currently facing charges for selling crack cocaine to an undercover officer. Several of the owners are now requesting "hard keys" before their new door is installed. We believe this is to allow them to bring in renters and staff without paying, without receiving Rules & Regulations, and with showing proof of their right to occupy. If that were to be allowed, in addition to that constituting Contempt of Court, we could not expect their guests to abide by rules they were not aware of, or to have a parking pass, or for our property to be secure. We would also be paying their share of the cost of this program. I do not believe most owners would be agreeable to that, or believe it was fair. It is not fair and cannot be tolerated.

Summary:

Sands Ocean Club is a great resort with a long history of being a very desirable place to relax and enjoy the great company and a beautiful beach. We have all contributed to an extensive remodeling, which is generating many compliments and as I write this, two couples have been touring the building, anxious to become owners. Recently, selling prices have begun to rise and we are seeing good results from our efforts. In order to maintain this, some level of cooperation is required and the Board seems to have made every effort to make it easy and convenient. If we all work together, any inconvenience can be minimal and the \$20 fee is more likely to be reduced if we all participate. Thank you.