

LCCPOA COMPLIANCE PROCEDURES

On December 8, 2020 the Board unanimously adopted **Rules and Regulations Establishing Fining/Suspension Committee and Creating Fining Suspension Procedures**. This procedure was structured by our law firm to conform to current statutes. It provides the basis for due-process accorded to property owners who are subject to fines.

The procedure permits the Board to levy and if subsequently upheld at hearing, impose fines. The levy of a fine must occur at a properly-noticed board meeting. There is no requirement that property owners be notified in advance of the levy action.

However, property owners subject to a fine levy must be notified in writing at least **14 days** in advance of an intent to **impose** the fine and must be given the opportunity to appear before a committee comprised of at least three Association members who are not officers, directors or employees of the Association. Our current Hearing Committee meets these requirements.

The procedures require that a fining notice be sent via certified mail, return receipt requested, with a copy by regular mail, or copy via email. The notices will be delivered to the address on record with our property management firm - Resort Management.

When the Hearing Committee has fines to consider, it will meet on the second Thursday of the month. All fines levied by the Board will be heard by the Hearing Committee, whether or not the fined residents choose to attend.

The Hearing Committee cannot change the amount of a fine. It may only decide whether to uphold the fine levied by the Board. If the Committee votes not to impose the fine, it is not imposed. If the fines are upheld by the Hearing Committee the fine is imposed. No further vote or action is required by the Board of Directors. Our procedures require that the Association notify the fined property owner about the fine imposition, again via certified mail. Once a fine has been imposed it is added to a property owner's account and is due and payable.