

**Homeowners Planning Meeting**  
**December 1, 2020, 6:30 pm - 7:30 pm**

[Zoom](#) Meeting ID: 381 065 4954

Or Call (Voice Only) 1- 669- 900- 9128 ID - 3810654954# Password: 1111

Attendees: Marianne, Dave, Linda, Susan, Jennifer Anderson, Grace, Aaron  
Wagenheim, Steve Cady, Tom Struttman

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Desired Outcomes

- 1) Review Nov action items for followup
  - 2) Review Committee plans
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Start: 6:34 pm

- 1) Architectural Review Committee (ARC) - Chair Aaron Wangenheim
  - a) Owns 229 Jamaica Street - 2002
  - b) Mike Fitzgerald ran ARC for decades
  - c) Goal: No requirement for ARC approval but goal is to reduce neighbor friction
  - d) Problem areas- Windows view to neighbors, 23 foot rule (Floor to top), Setbacks are enforce, Decks not built over tidelines
  - e) Many community members don't always know that approval is necessary to reduce friction between neighbors
  - f) Aaron will setup Google Sheet with information and status on current projects
  - g) Marina - Concerns on multiple fronts
- 2) Review ACTION Items from November Meeting
- 3) Communication - James
  - a) ACTION: Susan will send summary to Dave
  - b) ACTION: Dave to create digital summary of common concerns for Paradise Cay
  - c) ACTION: Team to create communication plan- Website, flyers, etc
  - d) James to be asked if he will coordinate quarterly newsletter for Cay
  - e) Residents directory - do we have a solution for owners and renters if they have the same property?
  - f) ACTION: Identify missing emails based
  - g) ACTION: Steve to work with Jaime on Community Engagement Team

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- 4) Grievance -
  - a) Parking - Too many people are parking on street
  - b) Shrubs - Too much overgrowth
  - c) 119 St Thomas - Website Summer - Rental -No other houses in Paradise Cay show up on AirBnB or other sites (as far as I can tell). Is there any action to be taken?
  - d) ACTION: No action for the Board at this time
  
- 5) Membership - Susan
  - a) 63 of 189 that have not paid
  
- 6) Program Committee - Chair
  - a) Results
    - i) Prizes for holiday lighting competition
  
- 7) Special Committees
  - a) Beautification - Chair - Susan Chair/Carol Cunliffe
    - i) Antilles Cleanup - \$4,700 Cost
    - ii) Work Party completed: \$350 Board Approved to haul away trash
    - iii) ACTION: New Work party 12/5 9 am
    - iv) ACTION: Susan to send letter to Cay members
    - v) Should we buy a wreath from the Boy Scouts for Center island?
  
  - b) Safety - Chair - Steve Cady
    - i) Disaster Preparedness - Jaime
    - ii) Crime and safety - cameras at the entrance?
      - (1) Susan- Cameras already exist
      - (2) Not realistic for Cay
    - iii) Masks still available for purchase
    - iv) Realtor signs - Steve to support
    - v) Solicitors Policy: No action and will not distribute to residents of Cay
    - vi) Explore Bulletin Board for Baby City
  
- 8) Finance - Susan
  - a) Budget = Revenues
    - i) Update?
  - b) Dues Collection Status - More dues arrived

Meeting end : 7:33