

MELWOOD OAKS NEWSLETTER MARCH 2019

BOARD MEMBERS

Susan Barker
Carla Lesar
Carolyn Powers
Laurie Edwards
Kal Shellah

If you are interested in joining please contact Susan Barker @ 941-729-5002 or Contact James Ro @ Sunvast Management Company 941-378-0260

Melwood Oaks Website

- www.MelwoodOaks.Com
- Documents, Minutes, and Sunvast Contact Information

Violation Notices:

First notice violation letters were mailed on Jan 14th, 2019 regarding pressure washing and other areas that need attention. The notice requested the situation be remedied within 14 days. The board will be doing a follow up inspection and sending out 2nd notices where warranted. Thank you in advance to the residents who have satisfied the notice.

Parking Reminders:

Parking restrictions: No parking on the grass or in the road overnight by residents or guests. No overnight parking of campers, boats, motor homes, trailers or commercial vehicles. Any vehicle in violation will be towed at owner's expense without notice. Inoperable, abandoned or junk vehicles including those with expired tags are not permitted in the subdivision. No major repairs to vehicles are permitted.

Community Updates:

On February 13th, some of the Melwood oaks Board members met with Mr. Greenlaw, owner of Palmetto Canning and the property on the south/West side of 3rd Ave W. Mr. Greenlaw informed the Board members that he intends to erect a fence around his property in several phases. He didn't provide a specific timeline; however, he said it will be happening soon. Based on the information that was related to the Board, the fence will be constructed of black vinyl coated steel chain fence, 6 feet tall. He plans to provide access and easement around the fire hydrant, electrical and cable boxes. He also plans on a 10 feet easement along the side of the street. Phase-I of the fence will start from his property line (at the dead-end of 3rd Ave W) near his house, all the way to the concrete wall at the north end, and on the west side of his property lines. Mr. Greenlaw is also planning on clearing the Brazilian pepper trees along the street and behind the concrete wall at the north end.

Amendment Passed: Thank you for voting!

Article VIII Lease of Lots

(b) Any occupant, guest, relative, or other individual that occupies a lot for more than thirty (30) days in a twelve-month period shall be deemed a tenant for purposes of this Article, and shall be subject to the application and approval requirements of this Declaration. Such individual shall also be required to pay the application fee, and shall be subject to the background check requirements for tenants. This application and approval process shall be required regardless of whether the occupant, guest, relative, or other individual has a lease agreement with the owner, and regardless of whether the occupant, guest, relative, or other individual is paying the owner for the right to occupy the lot.