

**Minutes:**

**August 20, 2025, BOD Meeting 12:30 pm Clubhouse**

**Agenda:**

- Call meeting to order: 12:30 pm by barlass
- Rollcall to establish quorum: All board members were present
- Waive Reading and Approve July BOD meeting Minutes. Unanimous approval
- Vote on policy to require owners to deposit a rental deposit when renting their home. Policy below was approved unanimously.

WHEREAS the governing documents of Jog Estates POA authorizes the Association to adopt reasonable rules and regulations concerning the leasing of homes within the community; and

WHEREAS, the Board of Directors has determined that rental activity within the community may result in additional costs to the Association for enforcement, damages to common property, and violations of the Governing Documents; and

WHEREAS, the Board finds it reasonable and necessary to require a refundable rental deposit from Owners who lease their properties, in order to protect the Association and its members from such costs;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Jog Estates POA hereby adopts the following policy:

1. Rental Deposit Requirement

Prior to the commencement of any lease, the Owner shall deposit with the Association the sum of \$5,000 refundable subject to the terms of this Resolution.

2. Purpose of Deposit

The deposit may be applied by the Association to:

- a. Repair damages to Common Areas or Association Property caused by Tenants, occupants, or guests;
- b. Pay fines, assessments, or costs imposed as a result of Tenant violations of the Governing Documents;
- c. Reimburse the Association for costs incurred in enforcing compliance related to the tenancy.

### 3. Refund of Deposit

The deposit, less any lawful deductions, shall be refunded to the Owner within 60 days after the expiration or termination of the lease and after the Tenant has vacated the property and Jog Estates POA has been notified of this event by the Owner. An itemized accounting of any deductions shall be provided to the Owner.

### 4. Owner Responsibility

The Owner remains fully responsible for the acts of their Tenant(s), occupants, and guests. Any obligations exceeding the deposit shall remain the Owner's responsibility.

### 5. Enforcement

Failure to provide the required rental deposit shall constitute a violation of the Association's Governing Documents which included rules and regulations promulgated by the board of directors and may subject the Owner to enforcement action as provided by law and the Declaration.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption and shall remain in effect until amended, modified, or rescinded by the Board of Directors.

Adopted this 20th day of August 2025 by the Board of Directors of Jog Estates POA.