



**Common Property Maintenance**

**Policy Statement**

**Revised July 2020**

A thorough review of this policy was undertaken by the current Board of Directors and, after extensive conversation, we have determined to rescind the policy from December 2019 and issue the following statement as the policy effective immediately.

The Board of Directors recognizes the benefit of allowing volunteers to perform certain tasks on behalf of all the residents and the following are examples of this type of work, but are by no means to be considered an exhaustive list. Note that the HOA covenants require ALL contractors to carry significant insurance limits and therefore it is simply not feasible to hire contractors for every task

Testing of pool water	Cleaning cabana area and restroom
Maintaining water level in pool	Resetting of gate mechanisms
Changing light bulbs	Purchasing supplies from local stores
Emptying trash cans at Cabana	
Fire ant treatment	

The Board of Directors further provides a blanket approval for any/all residents to clean the common area facilities including the restroom, pool and cabana furniture, restock the supplies, and empty trash containers and replace the liners as needed without further board approvals.

The HOA values the safety and well-being of all residents and NO work should be performed on a volunteer basis, with the exception of those items listed above, without prior approval of the Board of Directors. If you see something in need of repair or attention please inform any current Board member and it will be taken care in a timely manner. The Board has the authority to approve volunteer work on a one-off or recurring basis depending on the nature of the task.

The Board of Directors would never knowingly risk the safety of any resident and will continue to hire experienced and licensed contractors where it is prudent and necessary.