

**September 2024 Meeting Minutes**  
**Parking and Security Committee**  
**Thursday, September 5th, 6:00 PM**

- 1. Call to Order Trevor calls meeting to order at 6:00 pm**
  - Meeting was called to order at 6:00 pm by Trevor Marineau
- 2. Determination of quorum**
  - Quorum was determined. Parking and Security Committee attendees: Trevor Martineau (in-person), Bryce Tyner (in-person), and Rod Manson (Zoom)
- 3. Proof of notice of meeting**
  - Meeting details, including agenda, posted at the club house as well as emailed to all HOA members.
- 4. Approval of agenda**
  - Agenda approved by all Committee members, with one additional agenda item: discussion of status of one-way signage on Spoonbill.
- 5. Approval of prior minutes**
  - Prior minutes approved by all Committee members.
- 6. Discussion of Topics:**
  - a. Painting of Leased Golf Course Spots Update
    - Pat confirmed with Eric (Golf Course manager) that the painting of all 12 leased car stops are the responsibility of the KWGC.
    - The Committee recommended the purchase of two stencils stating “HOA Parking”. CAC will measure the spot to get the recommended size of the stencils. Once the stencils are approved/arrive, maintenance will carry out the painting of the car stops.
  - b. Towing Contract Update/Sign Count
    - Todd determined there are four additional Arnold’s Towing signs to be replaced by Anchor Towing signs (one on Merganser, one on Whistling Duck, one on Kingfisher, and one on Spoonbill). Based on this, the Committee agreed to purchase eight signs from Anchor towing (one to replace each of the existing Arnold’s Towing signs, then one each at the entrances and exits of the main gate and the sanctuary).
    - Robin stated on the call that she will stop by the office on Friday, September 6th to sign the contract with Anchor Towing. Contract details: Robin (KWGC Board president), Pat (CAC), Todd (CAC), and Jackie (security supervisor) will be the listed authorizers for any towing; towing will only be conducted by “call only” to Anchor Towing; 8 signs to be purchased
  - c. Parking Regulations/Repercussions List Update
    - The previously drafted list of parking regulations and enforcement will be forwarded to the Board for review. It was emphasized that the Violations and

Fines Committee does not need to review these regulations, as their primary role is to review any issued violations/fines for possible appeal.

- Once finalized, these will be incorporated into the KWGC HOA Handbook and distributed to the community.
- The Committee unanimously agreed it should be noted that the enforcement of many of these policies can only be executed if/when 24/7 gate coverage is achieved.

d. Potential Security Contract Update

- The Committee has recognized that in order for most of the parking violations to be enforced, 24/7 gate coverage by security must be achieved at all times. Hiring/staffing issues have largely prevented this from being viable over recent months/years.
- The Committee will draft a series of possible courses of action regarding security moving forward for the Board to review, including one solution specifically recommended by the Parking and Security Committee. This proposal will be sent to the Board prior to the next board meeting, currently scheduled for Monday, September 16th.
- Pat will review the current contract with QuickPass to see the terms, specifically with regards to any potential cancellation penalties. Pat is also currently in touch with another company (Hy-Tech) for a local, alternative solution to QuickPass moving forward.

e. Scooter and Motorcycle Parking

- It has come to the Committee's attention that recently, a number of scooters and motorcycles have been parking against the current KWGC HOA Handbook regulations. In particular, scooters and motorcycles have recently been parking along white lines separating adjacent four-wheeled vehicle spots. This can create a "follow the leader" phenomenon, with other scooters/motorcycles following suit, resulting in reduced parking for the four-wheeled vehicles.
- The Committee acknowledged that the current KWGC HOA Handbook verbiage for scooter/motorcycle parking needs clarification. The Parking and Security Committee, working with Pat, will draft updated wording to be recommended to the Board for implementation.
- Pat and the Committee agreed that there is a need for additional scooter and motorcycle parking. The committee recommends to the Board the following new areas to be designated as additional scooter and motorcycle parking:
  - Near the fire hydrant located at 158 Golf Club Drive
  - Near the fire hydrant located at 17 Spoonbill
  - Conversion of the last vehicle spot on Whistling Duck adjacent to the Small Pool to an additional scooter and motorcycle parking slot

f. Oversized Vehicles Policy

- The committee acknowledged that the previously reported issue on Kestral Way no longer exists. The committee will monitor how this goes, for now. However, it should be noted that the current HOA Handbook states, "All vehicles must park and fit between the white lines and within the ends of the lines. A vehicle is not

permitted to extend past the parking lines into the driving land. Vehicle length is limited to 20 feet including trailer hitch.”

- Robin mentioned that the new Florida HOA regulations no longer permit refusal of a vehicle due to its length. However, the committee agreed that setting limitations on parking is still within the realm of the current HOA Handbook.

g. Remaining 2024 Goals

- Bryce presented a list of remaining 2024 goals, which can be built upon for next year
  - Sign contract with Anchor Towing
  - Purchase and post all Anchor towing signs throughout the community
  - Get the curbs for all 12 Golf Club parking spaces properly marked and repainted (will require purchase of new “HOA Parking” stencils)
  - Establish finalized list of parking violations and consequences; submit to the board for approval, with disclaimer that several of these cannot be effectively enforced until one guard at gate 24/7 with no gaps
  - Present potential security paths forward to board for review; board picks a path forward for 2025
  - Get HOA documentation updated to match new parking regulations; get approval for the board and distributed to the HOA community
  - Summary of 2024 survey results to be presented to the community; set priorities for 2025

## 7. Member Input

- Nicole:
  - Emphasis on the need to enforce oversized vehicles parking in the community
  - Recommendation to the Parking and Security Committee: enforcement of service vehicles parking, particularly during peak hours (after 5:00 pm)
- Katie:
  - Recommendation of 17 Spoonbill for additional scooter and motorcycle parking (see above)
  - Has noted several motorcycles/scooters not having proper decals as of late. Recommendation to the managers to enforce all motorcycles and scooters to have proper decals as well as 4-wheeled vehicles.
  - Would be in favor of cars only on curbs or in designated scooter/motorcycle parking (i.e. not behind vehicles that park perpendicular, such as those on Whistling Duck)
- Will:
  - Recommended no predatory towing. The Committee acknowledged that indeed, there would be no predatory towing, and all towing would only be “on call” by designated personnel.

- Recommended moving past QuickPass. “QuickPass has been a disaster from the start.”
- Recommended addressing oversized vehicle issues. “Vehicles keep getting bigger and bigger.”
- Guy:
  - Possible solution to vehicles over 20 ft+: must park at the 12 leased Golf Club spots, where length is not an issue?
  - Requested an update on how we are making out with people and their compliance to valid decals. Trevor mentioned that most are compliant (much better than it was previously).
  - Thanked the committee for all the hard work and ideas to making parking and security better for the community.

## **8. Adjournment**

- Meeting was adjourned at 7:10 pm. The next scheduled meeting is currently planned for Thursday, October 3rd at 6:00 pm.