

From: GARY <gwprigge@gmail.com>
To: undisclosed-recipients;;
Subject: Costa Diamante HOA Board update
Date: Sun, Apr 24, 2016 2:33 pm

TO: Costa Diamante Property Owners
FROM: Gary Prigge, Member Liason - Costa Diamante HOA Board of Directors

The Costa Diamante Board of Directors recently passed a resolution modifying the Rental impact fee. Effective May 1, 2016 the fee schedule will be:

28-night rentals at \$250 with 4 occupants max. (Adjusted upward for additional persons.)

7-night rentals at \$150, and \$20 per night above 7 nights.

Daily rental fee (less than 7 nights) remains at \$25

Renting owners must present signed confirmation documents, in advance, confirming the rental period, otherwise the daily rate applies. Rentals may be for no more than 28-nights. All renters are subject to the rental regulations as specified in the rental confirmation.

Rental Impact Fees are collected to defray the short and long-term costs of having renters and thereby avoiding having HOA members who choose not to rent assessed with these costs. The change was based on the proposition that 28-night rentals would be made by smaller groups that would probably be more compliant with HOA rules, and less damaging to the Common Areas of Costa Diamante.

Your Board of Directors continues to monitor the costs associated with rental activity. The data continues to show that renters are responsible for many more person-days of use at Costa Diamante than are the owners, and have a greater impact on the facilities during their stays.

The Federal Zone concession is within a couple of weeks of finalization. A lower fee has been negotiated and will be stable for an extended time. This will allow the fee to be paid from current HOA dues, with no additional assessments needed.

Semana Santa and Spring Break have passed, and because of Hector's planning, and excellent follow-through by the Security Staff, disruptions and problems were at a minimum, perhaps the best that it has been for several years.

Many property owners are renovating, painting, and generally improving their properties. Plans for new construction at several properties have been or will be submitted soon.

Speed limit signs have been placed throughout the subdivision to encourage compliance. Trash cans have been placed at the beach entries. Cameras are, or will be, being tested at the beach entries. Annual sewer

maintenance and cleaning was completed. These and numerous other issues were presented to the Board by HOA members. If you have additional issues or concerns relating to Costa Diamante, please contact a Board member and it will be addressed at a Board Meeting. Your Board works with you to effectively manage the HOA and protect the value of your property.

Regards,

Gary