

C&E
CUMBERLAND & ERLY, LLC
ATTORNEYS AT LAW

LAURENCE W. B. CUMBERLAND

JOHN L. ERLY

AMY D. LORENZINI

PHYLLIS A. BAKER

AIMEE B. WEST

ROBYN ENNIS RIDDLE

SAMUEL B. SCOTT

LOCAL AREA
(410) 535-5300

WASHINGTON AREA
(301) 855-1414

FAX NUMBER
(301) 855-9236

MEMORANDUM

TO: Joseph Piekarski

FROM: Laurence W. B. Cumberland

RE: Trailer Storage Lot Thoughts

DATE: March 14, 2016

Here is a synopsis of ideas including those that have been floated thus far about the boat storage lot problem and potential solutions. At the end is my suggestion as to what we do. Please note my apologies to board members if I have omitted any ideas tossed about to date:

1. Exclude renters from the use of the lot.
2. Create a seniority list by length of time a property owner in TBE. The longer one's property ownership, the higher one's priority on the list.
3. Get rid of trailers without names and/or current registration.
4. Look for an additional area for the HOA to purchase for trailer storage.
5. No one may use the lot unless they are current on their dues.

6. Partial non-enforcement of covenants. As the board, we have the right to enforce the covenants but it is not mandated that we do so. Under the circumstances we have the alternative if we want of establishing a policy about boat trailers on lots. To put it another way, as long as the policy is followed we would not take action to strictly enforce the boat trailer covenant. We could consider a policy of allowing a trailer to be stored on an owner's property provided that it is screened in such a way so that it cannot be seen from the road. The determination as to whether it could be seen would preliminarily be made by the

deed restrictions committee. If a homeowner is dissatisfied with the decision of the committee it could appeal that decision to the full board. The decision of the full board would be binding.

Our main problem as I see it is lack of consistent manpower to monitor the trailer lot, particularly in the summer. Obviously, we have a hard enough time getting volunteers to hold the key and make it available to those who wish to use the lot. If any further effort were required, such as a seniority list and/or renters exclusion policy it seems to me that it would be very difficult to find people to monitor the same. Accordingly, I suggest the following action for the Board:

- A. The Board establish a policy and announce it in advance and repeat it in every newsletter that there will an annual trailer lot clean out, on the same day each year. February 1, 2016 might work as most board members seem to be down then. The policy would be that on February 1st of each year the lot would policed by a Board committee and that all obviously abandoned, inoperable and unusable trailers and trailers without names properly marked be removed from the lot and sold for scrap. It would happen annually on the same day and be announced in each newsletter.
- B. Given our manpower situation, availability of the lot would be on a first come, first serve basis. I see no other practical way to do it. If the lot is full one has to go to a commerical lot.

I have attached a list of commercial boat storage lots on Big Pine with their fees and availability. As you can see, in rough terms, storage, which includes a boat, is roughly \$50.00 per month. Big Pine Storage has a waiting list and I believe Sea Center has no availability. Nonetheless, the two other lots are available.

I look forward to the discussion at the next meeting.