

3600 CONDOMINIUM ASSOCIATION

JULY 2017



Proposed Bylaws Changes

The Board of Directors wants to hold an owner vote to change the Association's Declaration and Bylaws. The changes would accomplish the following:

- Prevent owners from renting out their units until they have owned their units for two years.
- Prohibit short term leasing (like Airbnb).
- Change the annual meeting date to April (not to conflict with Passover).
- Allow the Board to enter into contracts up to 7 years in length.
- Convert two building owned units, which are considered common elements, into units that can be sold.

Before they submit the proposed changes to a building vote, they have scheduled three hour-long town hall meetings in Wall Hall to discuss the proposed changes with unit owners and to answer any questions. These meetings will be held on:

Monday, July 17th, 11:00 a.m.

Thursday, July 20th, 7:00 p.m.

Saturday, July 22nd, 11:00 a.m.

Insurance

At the May 2017 Board of Directors meeting, the Board contracted with Rosenthal Brothers for the Association's new master insurance policy. You can obtain a copy of the declaration by going to www.condocertificates.com.

Patio & Sundeck Courtesies

Patio rules are outlined in the building's Rules and Regulations. Lately, some residents and guests of residents have not been following all of them. Please be courteous to your neighbors when using the patio and sundecks. Those not in compliance with the Association's Rules and Regulations are subject to potential fines. The following are some reminders for use of the patio or sundecks:

- For groups larger than 25 people, the resident must send a written request to Management to reserve a portion of the patio at least two weeks in advance.
- No patio reservations may be made for holidays or holiday weekends, and therefore groups must have less than 25 people on those dates.
- Guests should be accompanied by a resident at all times, and should enter through the front lobby doors to check in at the front desk.
- Abusive use of alcoholic beverages is prohibited.
- Loud music playing/performing is prohibited.
- All trash should be thrown in the trash bins provided.
- Users should clean grills after every use.

Thank you for your anticipated cooperation.