
Fwd: Bylaws

1 message

Charlie Benzyk <benzyk@gmail.com>
To: Charlie Benzyk <charlie@elmconsulting.energy>

Fri, Mar 5, 2021 at 10:45 PM

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From: **Bill Brett** <billbrettpleasurebeach@gmail.com>

Date: Thu, Feb 11, 2021 at 4:06 PM

Subject: Bylaws

To: Charlie Benzyk <benzyk@gmail.com>, Dave Lewis pB Lewis <dalewisjr1965@outlook.com>, David A. Lewis <davlew1965@aim.com>

Charlie and Dave,

Hopefully this finds it way to you guys. I don't have everybody's Email and wanted to throw this idea out as a compromise on 10 year Rule in By-Laws.

If a 10 year Member decides to relocate outside the Beach Boundaries and wishes to retain their Beach Rights I propose they be classified as Life Members without Voting Rights. I further propose we then Offer their Membership to the next person on the waiting list.

Who would have to pay the Applicable Assessment and dues.

As a beach we don't lose the Assessment Fee and we honor the bylaws that were in effect when present members joined.

I further believe a member in good standing selling their Property in our newly established boundaries should be allowed a 30 day period for the Buyer of said property to join the beach and take their membership spot.

If the Existing Member exercises the right to be a life member keeping their beach rights the purchaser has no priority and must go on the waiting list.

If the seller has no interest in keeping their lifetime use they have the right to allow the purchaser who has 30 days to apply and be Approved for membership. They must pay all assessments and dues within 30 days of purchase.

We need to support great long time members making their properties more salable. We owe nothing to others other than we maintain an accurate waiting list and follow our rules in place. I'd rather see an old time member on our beach than 8 rowdy Air BNB weekend renters trashing the place and disrespecting our members lifeguards and rules.

As Dave said last night there's probably 3 in the last 10 years or so that have kept their Beach Membership. I do not think this will overcrowd the beach. I am totally against increasing memberships. As I witnessed previously by Managing the Beach. The Parking Lot can not handle more than 60 cars. In 2020 we adopted the parking pass on my request which helped. However we did reach capacity on Sundays and Holidays last year a couple of times.

Rumor has it 2 people are or have moved out of area for this season and want to keep their beach rights. Move the first 2 people on the waiting list up to full the Open Voting Membership.

Then as people do not return or pay dues and applicable partial assessments by June 1, 2021 replace them from the list. We are lucky to have a waiting list and lucky to be financially sound.

Again we owe nothing to non members or (Realtors) selling their homes.

Your thoughts and opinion are appreciated. Also feel free to share this with the by-law committee

I love the new due dates for dues and assessments. It will make the job of issuing and checking badges much easier and efficient.

Bill Brett