



THE SETTLEMENT
AT TWENTY MILE

Hi Neighbors!

With our HOA now turned over to the neighbors, we have officially established our HOA Fine Committee. Our objective as a committee is to ensure a consistent process is applied across all violations flagged by BCM and promote accountability for violations against our HOA Covenants & Restrictions. Ultimately, we want to keep our neighborhood held to the standards which attracted all of us to build our beautiful homes in The Settlement.

Our Committee is comprised of our neighbors below:

- Calvin Zimmerman (chair)
- Natalie Ganoff
- Crystal Lubin
- Adam Kuhr
- Dave Jovel

To ensure consistency across all violations, we will follow the Fine Process below.

- BCM conducts monthly property reviews
- BCM will send the 1st courtesy notice which gives the resident 30 days to correct
 - Fine committee to review & delegate (if possible) to appropriate committee (i.e. ARB for structural violations)
- BCM will then send a 2nd violation notice which gives the resident another 30 days to correct
 - Repeat steps for first violation if not yet resolved
- BCM will then send a 3rd final notice which gives the resident 14 days to correct
 - Between the 3rd violation and 14-day correction period, the fine committee will

review and determine if fines will be issued, and present to Board for approval

- If Board approves & the 14-day window has lapsed, BCM will invoice for fines; Florida Statutes state the fines are \$100 per day up to \$1,000
- If fines are delinquent, the fines committee will need to review the lien process

To ensure our entire committee has visibility to all questions or concerns, please direct future correspondence to SettlementHOAFineCommittee@gmail.com

The Settlement HOA Fine Committee