

**Vizcaya Board of Directors Meeting**  
**1-17-2024**

**Status of**  
**Proposed Declaration of Condominium Changes**  
**as of 1-10-2024**

1. Section 1.15 Oversize Vehicle Parking Area:
  - Defines Recreational Vehicle Parking Area and Oversized Vehicle Parking Area as referring to Phase 15 as depicted on the Condominium Plat.
  - DRC Position: Recommends that the Board adopt
  
2. Section 3.1 Unit Size and Shares:
  - Edited to add the missing the Hibiscus (1,487 sq. ft.) unit to the six configurations at Vizcaya. The changes also added other specific data regarding the six floor plans.
  - DRC Position: Recommends that the Board adopt
  
3. Section 5.1(a) Storage Unit Responsibility:
  - The goal was to clearly define unit and storage unit responsibilities for both the Association and the unit owner
  - DRC Position: Recommends that the Board adopt
  
4. Section 5.1(h) Owner Responsibility for Leaks:
  - Changes wording regarding reporting repair issues and unit owner responsibilities to help mitigate damage to unit(s).
  - DRC Position: Recommends that the Board adopt
  
5. Section 5.1(i) Second Floor Unit Flooring:
  - Based on the input of an acoustical consultant, the new underlayment's do not substantially alter the acoustics of Vizcaya's buildings. Possible approaches are not economically feasible. DRC recommends not pursuing. See detailed write up.
  - DRC Position: No Action Required
  
6. Section 5.6 Limited Material Alterations:
  - Defines a role for the Board to approve material alterations up to a defined monetary limit.
  - DRC Position: Recommends that the Board adopt.
  
7. Section 6.6(b) Number of Occupants and Guests:
  - Change allows parents, children and grandchildren to stay in a unit, when the owners are away, up to 30 days in a calendar year. Also, a person or caregiver may occupy a Unit while assisting a medically incapacitated Owner
  - DRC Position: Recommends that the Board adopt
  
8. Section 7.1 Registering Guest Vehicles:
  - Corrects contradiction in the rule that both required and did not require guest registration
  - DRC Position: Recommends that the Board adopt

9. Section 7.2 Parking Trucks:

- A size limit of 210” in length and 80” in width shall apply to all private noncommercial passenger vehicles to be parked in the carports. Pickup trucks that meet this size requirement, shall be able to park in carports. Larger private noncommercial vehicles and commercial vehicles may park in guest parking spaces, but may not impede the normal flow of traffic on the Vizcaya property. The Oversize Vehicle Parking Area remains to accommodate other parking needs as defined in Section 7.2.
- DRC Position: Recommends that the Board adopt.

10. Section 7.2 (c) Bicycle Parking:

- Referenced in rewrite of Section 7.2 (a). Bicycles shall not be parked in a carport or guest parking space. Bicycle parking shall be defined in the Rules & Regulations.
- DRC Position: No Action Required

11. Section 7.3 Oversize Vehicle Parking Area Use:

- These revisions place an increased time limit for parking in the Oversize Area and provides more specificity as to who may park there
- DRC Position: Recommends that the Board adopt

12. Section 7.5(d) Commercial Vehicle Restrictions:

- Clarified that resident’s and guest’s commercial vehicles, even if it is also as private transportation must be parked in the Oversized Parking Area.
- DRC Position: Recommends that the Board adopt

13. Section 9.8 \$1,000 Capital Assessment Fee for New Owners:

- Not Legal. Email from attorney on 7-24-2023 to confirm.
- DRC Position: Resolved

14. Section 10.3 Oversize Vehicle Parking Area:

- This section is being deleted as it is now incorporated into 7.2 (a).
- DRC Position: Recommends that the Board adopt.