



**SUNSET VILLAGE, INC.
O/A SUNSET PALMS
Rules & Regulations Committee Focus Group 2 Meeting Minutes
March 22, 2023
Sunset Palms Maintenance Building Boardroom**

Call to Order:

The meeting was called to order at 6:31pm by Gary Thrasher.

Notice of the meeting was made to shareholders with attendance available in person in the maintenance building boardroom and via zoom. No shareholders were present on zoom. Two shareholders, Grant Clay and Royce Pauley attended in person. The Co-Chair of the committee, Maggie Stokes and Patricia Osmond, a Board of Directors member also attended the meeting.

Roll Call:

Committee members present in the boardroom:

- Gary Thrasher, Co-Chair
- Karen Harding, Member
- Dave Russell, Member
- Reg McCarthy, Member
- Dee Giordano, Member
- Madlyn Ward, Member

Review of Rules & Regulations Focus Group 2 Mandate:

The focus group will begin reviewing the rules & regulations at section XVI. No Pet Policy. The current 2013 version of the rules & regulations will be used.

Appointment of Recording Secretary:

Karen Harding volunteered to act as recording secretary for the committee and will maintain the word document of the Rules & Regulations with track changes enabled.

Review and Discussion of Rules & Regulations:

The focus group members each expressed their personal opinions on the current pet policy and situation within the park with regards to pets and animals. The current rule was reviewed as was the 2022 committee's work and wording.



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Reg McCarthy provided the Co-Chair with a copy of a printout of Chapter 760.27 of Florida Statutes which talks to “prohibited discrimination in housing provided to persons with a disability or disability-related need for an emotional support animal”. Gary Thrasher reviewed the legal opinion that had been obtained by the Park previously and indicated that “Service Animals” are legally permitted under current law as well.

Royce Pauley reminded the focus group of Section 9 (g) of the “Description of the Cooperative” noted as Exhibit 2 in the Sunset Village, Inc. Prospectus document. Section 9 (g) states “Pets are not permitted, caged birds are excluded. Children are not allowed to reside in the Mobile Home Park.”

After discussion, it was decided to leave the section label as “No Pet Policy” and leave bullet 1 as currently worded. Bullet 2 will reference the Florida Statutes which outlines the law and defines both a service animal and an emotional support animal and indicate that the park will allow for exceptions for these animals provided the required documentation and processes are followed. The word document, with track changes on, was updated as such.

The committee recognizes that some Park Management processes will need to be updated and that the below list may not be a complete list:

- Interview of perspective residents
- Update the guest rules to include reference to service and emotional support animals
- Tracking of service and emotional support animals authorized to be in the park
 - A tag or identifier that is to be worn on the animals collar when outside the home
 - An identifier in the window of the home that would allow others to know that an animal is present and registered with park management
 - Data fields related to service animals and emotional support animals be included in the Park database

Adjournment:

A motion was made by Madlyn Ward and seconded by Dee Giordano to adjourn the meeting. The meeting was adjourned at 7:53pm.