



**Terra Verde Homeowners Associations
109 Madiera Beach Blvd.
Kissimmee, FL 34746**

**The following are owners' questions and comments, which arose during the Masters
AGM held on the Zoom platform October 3rd 2020**

Impact of upholding the existing ban on long-term tenancies

Questions:

1. We don't have international travelers, so the need to rent for longer than 90 days, I have 2 properties with mortgages."
2. I agree Ken, I have sympathy for owners re long-term renters, but lets not go there.
3. Was it any worse when we allowed long term rentals to the security issues we are having now?

HOA response: Because it is the intent to maintain the community as a short-term vacation rental resort and not to fall back into long-term rentals, which were terminated in 2014 due to significant negative experiences, we have consulted our attorney to redraft this clause to reinforce the existing policy.

The anti-social problems experienced pre-ban in 2014 were different from today but equally detrimental to the resort.

Impact of stricter imposition of the 90 day max rental rule on "Snowbirds"

Questions:

1. Could you clarify for the purposes of conversation what the difference between a short-term rental and long-term Rental is that more than 90 days as a long-term rental? Because we have a lot of lovely snowbirds that arrive at our resort for three months every year. I would consider the snow birds to be a short-term rental, just an extended stay
2. I agree, I have snowbirds who typically come from Canada for 4 months, are we going to have to start turning them away? These are great guests that we are all looking for.
3. The 90 day limit has been in place for several years.
4. To clarify, it's 90 days with the ability to ask for up to 6 months, so 4 months has previously been fine. This sounds like a movement to change that, which impacts snowbirds.

HOA response: Terra Verde is zoned as a short-term vacation rental resort in Osceola County and our 90-day rental maximum rule reflects this. To cater for slightly longer vacationers, such as your “snowbirds”, a clause effectively inviting applications for extensions was included in our documents. Unfortunately, this has been misunderstood by a small number of owners,(particularly since the Covid crisis has caused the temporary loss of our usual short-term vacation guests), leading to requests for 6,9 and 12 month tenancies. Vacationers are different from long-term renters/tenants.

New sales restriction to only non residential buyers - effect on resale values?

Questions:

1. The change could affect resale...Many people are flocking from the North to come here in Florida and there is a shortage on market inventory. More buyers may be looking to stay at a home they purchase full time.
2. 100% agree in terms of resale.
3. Restricting owners from using their own property when they want is a huge problem and could affect resale.

HOA response: Initial research suggests that there is indeed a steady flow of people looking to migrate South, including Florida and there is no shortage of inventory available for that purpose.

Everyone who has purchased on Terra Verde will have been aware of the community being a short-term vacation rental resort. Indeed for the vast majority, this was crucial and essential in their decision to buy.

The intention of the proposed change is to arrest the relentless growth in the numbers of owner/occupiers on our resort by introducing a legally binding restriction on new buyers, after a given date, from taking up full-time, year round residence. All existing owners would be “grandfathered in”, meaning that they and their heirs & successors would be unaffected by the new bylaw.

The aim of this innovation would be to preserve and protect the original “Short-Term Vacation Rental” status of our resort, which, with over 60 of our 363 homes already residential, will in time come under threat and we will see a fundamental change to the nature of our resort, probably irrevocably.

Some homeowners believe that a side-effect of this measure may be to limit the pool of potential buyers and thus affect resale value but equally those who purchased to rent to vacationers (who remain the large majority of Terra Verde owners) will argue that not only will their property values be adversely affected as the resort transitions to a residential community but they will also suffer a severe loss of income during the period of transition, as vacationers choose to stay on proper resort communities nearby.

Planned timing of restriction on buyers' residence

Questions:

1. When will the new law be put into effect in case we want to sell right away to someone who wants to buy to live her full time? How long before this is solidified in bylaws and submitted to state for approval?
2. so starting what year?
3. If we aren't getting renters, why would we convert this property into only buyers to buy the properties to rent out and not live at TV full time?

HOA response: No decision on timing has yet been reached. The absence of vacationers is hopefully temporary and should not dictate long-term policy.

Should owners vote on amendments

Questions:

1. I would like to also add, I think homeowners should have a say in changes to the bylaws of owner occupation.
2. a change as big as that deserves the home owners vote on it, could that at least be considered?
3. Since so many homeowners expressed the same concerns on ban on long-term rental. I suggest to have a survey for all homeowners on this matter. Time is different due to unprecedented covid-19.

HOA response: Our Boards are elected to make such decisions on behalf of our worldwide ownership and our Declarations empower them to do so

Carrying out installation of Cluster Mailboxes and other projects

Questions:

1. Right now its all about preserving cash.
2. Why do we need mailboxes if we only have short-term rentals?
3. Was thinking the same thing .

HOA response: Through planning and understanding real needs during these unprecedented times, the HOA has taken a pro-active approach in placing special projects on hold that are not of imminent need or benefit. Special Projects will be evaluated at every quarterly Board meeting and a decision will be made based on finances and level of necessity. However, routine and preventive maintenance to preserve the community's integrity will continue as normal.

Misc.

Question: I would like to volunteer for the Villas board.

HOA response: Bethanny Laney is welcomed aboard and will be formally ratified at next meeting but involved with immediate effect

Questions:

1. Thanks, Ken, Tulin and Scott.

2. I think it would be fair for you to earn a small stipend from the funds as the work you do as a board.

HOA response: Thanks but the positions are honorary and unpaid

Question: I encourage everyone to put front cameras in front of your property it will help security to enforce the security and help association chase people not following the rules, you can get a camera from Ring on Best Buy for under \$200 and cost of #3 for recording.

HOA response: A decision for individual homeowners