

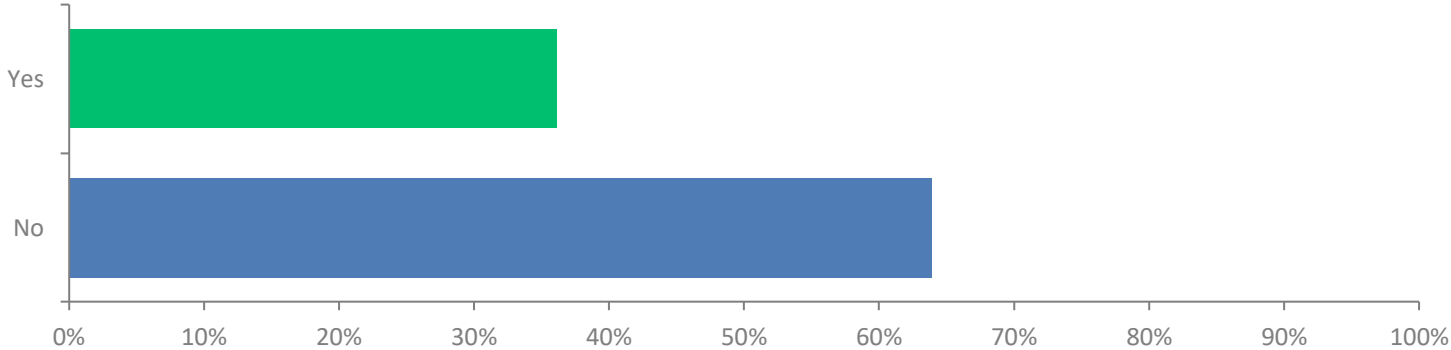


Harborside Owners Survey Change in Rental Requirements April 2023

37

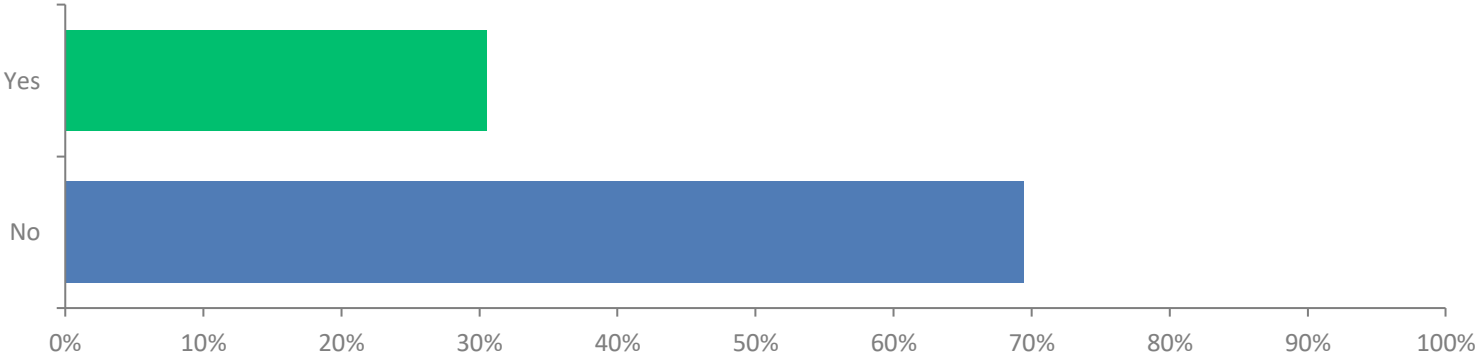
Total Responses

Q2: Should the allowable minimum rental period be increased to three months rather than one month minimum (for new owners only).



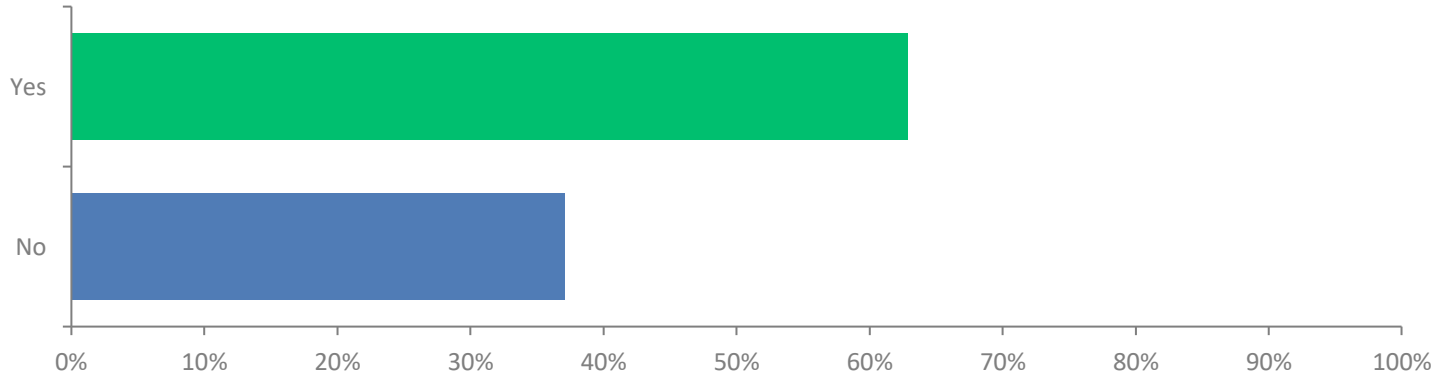
ANSWER CHOICES	RESPONSES	
Yes	36.11%	13
No	63.89%	23
TOTAL		36

Q3: Should the allowable minimum rental period be increased to two months rather than one month minimum (for new owners only).



ANSWER CHOICES	RESPONSES	
Yes	30.56%	11
No	69.44%	25
TOTAL		36

Q4: Should the maximum time rentals are allowed per year be changed from 12 times to 4 times?



ANSWER CHOICES

RESPONSES

Yes

62.86%

22

No

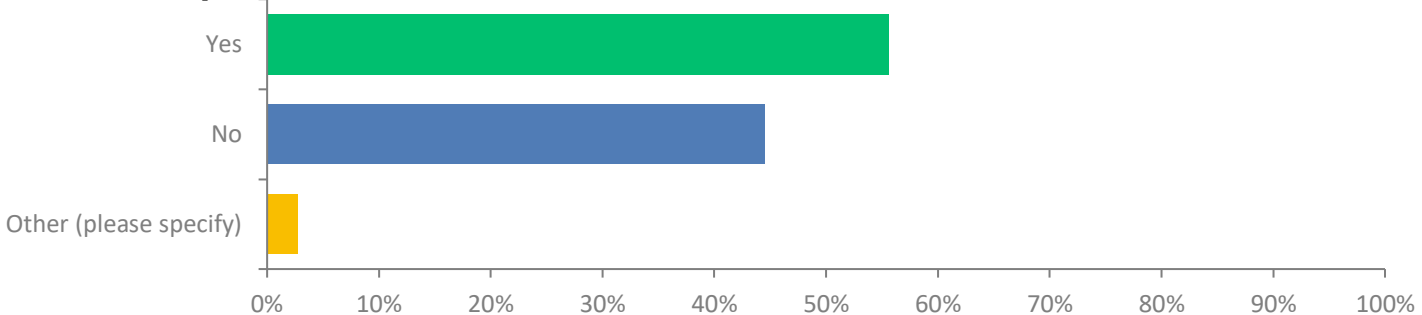
37.14%

13

TOTAL

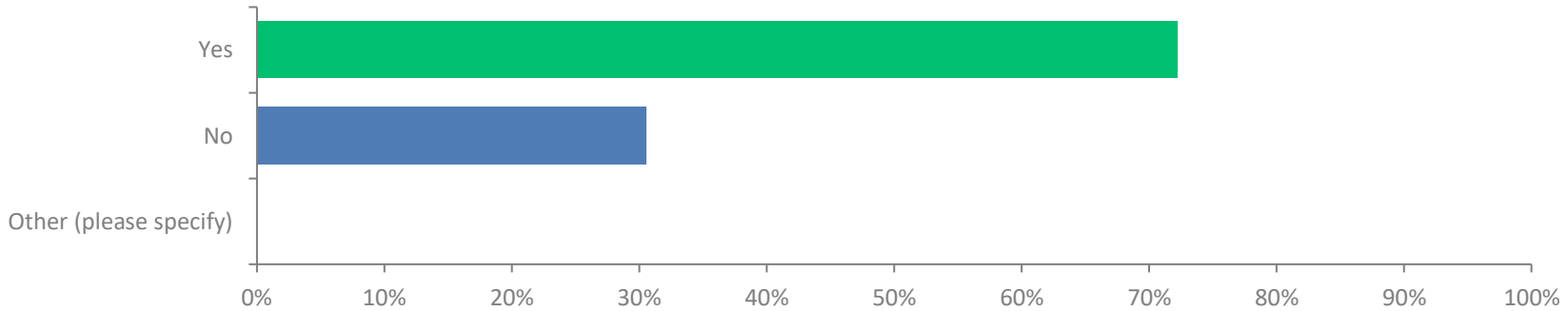
35

Q5: Currently, new renters are required to submit to a background check and include the signed copy of the lease. Repeat renters are not required to submit to a background check; however, both owners and renters must complete a "repeat renter application" and include a copy of the signed lease. It has been suggested that a repeat renter may experience an incident that when disclosed on a background check would disqualify them from renting but the incident isn't disclosed because repeat renters follow a different application process. This oversight may leave the association vulnerable to problems. Should all the rental applications use the same process (application which requires a background check), regardless if it is a new renter or repeat renter?



ANSWER CHOICES	RESPONSES
Yes	55.56% 20
No	44.44% 16
Other (please specify)	2.78% 1
TOTAL	37

Q6: New renters are charged a \$50 fee to complete the background check, none of which is given to HTOA. Repeat renters are not charged any fee to complete the application process. In light of the increased # of renters using the property, is it fair to charge a \$150 application fee to all renters to help offset the cost to the association on the wear and tear of the facilities (propane, umbrella and chair repair, increased water bills etc.)



ANSWER CHOICES	RESPONSES	
Yes	72.22%	26
No	30.56%	11
Other (please specify)	0%	0
TOTAL		37

Q 7. Please share any comments you have:

- I think \$100.00 fee is good.
- Charge a \$50 application fee to all, instead of a \$150 fee.
- 2-3 month minimum rental period is too much. However, reducing the amount of times you can rent from 12 to 4 I think strikes a good balance. There is definitely a draw and value add that HTOA has vs other condo properties due to it rental policy. The rental policy was on driving reason we bought in the community. Perhaps owners need to be more diligent on making sure that renters are given the Rules and Regs. Is there a way for HTOA to ensure that landlords meet the requirement to pass the rules on to renters.
- Maybe a application fee based per on per month stay.
- I thought it was not legal to charge more than the actual cost of the background check.
- Also, what circumstances would deny an individual from renting at HT.
- I think it should only be 3 rentals a year but probably would not pass.
- Should also apply to current owners.
- You can require a repeat background check at board digression.
- In order to change from a 30-day rental period to a 60/90 there has to be an unanimous vote of the owners. Sorry it will never happen. So why float this idea without explaining to the owners what is required by the Declaration of Condominium?
- Question: Do we know what other complexes charge for application fees?
- Could we require all renters to sign receipt of HTOA rules and regulations upon check in?
- I believe there are better ways to manage the issues we are facing with renters than what is suggested above and I am happy to discuss it further.
- Any changes should be for all owners...not just new owners. That is why I am disagreeing with all of these changes.