

Dear Owner:

A complaint has been registered to your Board of Directors of the Mandolin Bay Villas, Association. It is in regard to your tenants and unnecessary and disruptive noise levels. As you know, we are all entitled to quiet enjoyment of our property. Whenever you have a multi-storied building, there is potential for noise to become an issue. The development was built to include a noise reduction method standard in Florida for many years. All second floor units have the same tile floor as the first floor except for the addition of a 1/4-inch layer of cork for sound transmission reduction. In spite of the efforts to reduce sound transmission, there is no guarantee of sound proof. Building a sound proof building is a whole different technology and would have required a much higher cost. Mandolin Bay was built to standards typical for the area.

What we can do to live harmoniously with our neighbors is be mindful of common courtesy and respectful of our friends and neighbors. When someone in a second floor unit is running back and forth or scraping something on the floor, it can cause an irritation for the residents below. As the unit owner, you do have an obligation to manage your unit and common sense might say that it is in your best interests to do so at a high level to protect your investment.

We would greatly appreciate it if you would immediately contact your tenants and ask them to be respectful of the people living below and reduce the noise level. If you could then communicate to the people living below that you have attempted to do so would complete the communication for the benefit of all.

A resolution of the Board of Directors of Mandolin Bay Villas Condominium.

Be it resolved that Randell Price is the owner of the two Limited Common Elements identified in the condominium documents of Mandolin Bay Villas Condominium as G1 and G2. These two limited common elements are hereby understood to consist of two separate garages and an attached private office. It is hereby acknowledged that Randell Price intends to convey ownership of both of these limited common elements to another unit owner of Mandolin Bay Villas Condominium as provided for in the Documents of Mandolin Bay Villas Condominium. The use and access to these limited common elements is hereby approved and will continue to be as two separate garages for storage and the attached private office. The private office is not intended, nor is it allowed to be used as a public commercial office. Traffic to and from the office will be limited to what a reasonable person might consider normal traffic for an individual condominium unit.

Dated: October 22, 2007

Voted on at a duly authorized Board Of Directors Meeting held on this date.  
Randell Price abstained from voting on this issue.  
Vote Passed 4in favor none opposed.