

# LAKE SIDE NEWS

## Community Watchdog



Volume II, Issue 3

February 2008



### ON RULES

#### It is not about the Few but about the Whole

When this complex was first built in 1966, condominiums were virtually a new way of living; you shared a percentage of the expenses and owned a percentage of the common areas and in our case, paid toward a Land Lease for the clubhouse and pool area. Through the years, people have respected their neighbors when making decisions knowing that they only own 1/20th or a part of their particular building and the money paid toward the Land Lease was just a small percentage of the whole. It was not all about them but rules were for the common good of all. The pool and clubhouse area is used by all and paid by all owners. It is an amenity that is expensive to maintain and that expense is harbored by all unit owners at Lake Side Point Gardens. We all have a right to enjoy it under fair rules and regulations approved by all of the owners.

This is why rules and regulations have always been in existence; to protect the majority from the small minority who have no respect for rules or other owners rights. We know, unequivocally, that we will always have to live among this small minority who are never happy about any rule. Once a rule is changed for their convenience, it is never enough. One thing leads to another. You give an inch and they always want to take the mile.

When you purchase a condo unit, you must know, understand and agree to the rules before you buy. Within the common areas, you follow the rules. If you don't, you may compromise the quality of our community. You will cause conflict. Owners should show respect toward other owners and the rules in place.

Grievances, problems and repairs need to be corrected quickly. The financial status is extremely important. If everyone would remember that your ownership is only a small percentage of the whole, then you must consider that concept before breaking a rule or when a minority of owners try to force a change to a rule.

If for instance, someone swept in front of his front door and brushed the dirt to my front door, although not a rule, this would be unacceptable. If you have pathways and owners insist on walking on the grass that belongs to all unit

owners in order to get to their car, then this is unacceptable. The building management spends a lot of money in order to maintain landscaping and the rights of all the owners should be respected. There may be another owner who highly objects to someone discounting their rights. Be reminded of the fact that you are only one small piece of the pie when making any decision or taking any action.

Condo living is all about rules. Rules are very important to maintain in order to ensure a good quality of life and high property values. Rules are also in place to protect us from some of the building Presidents who are falling down on the job representing us. It is not about the few but about the whole. Granted, there are some exceptions and rules should be changed if the majority of owners do not agree with the rule in place.

In the case of our pool rule and the Council's decision to lift the ban on beverages, even though we do have a water fountain, and now allow bottled water, soda pop, Gator Aid, etc to be consumed at our pool due to a small minority's complaints, the majority of owners are unaware that the President of the Presidents' Council lobbied and pushed this through. The President and his Council's vote may have been legal but I ask you, was it right not to even allow all of us who pay towards this amenity the right to vote on the elimination of this rule that has been in effect for decades? You decide. It is your pool. It is your clubhouse.

I still maintain that all of our voices should have been heard, not just through a representative who never polled your vote and never gave you the pros and cons of Rules and why they are important or even explain their vote to you until after the fact, if they even did that. That is not democracy. My voice should be as important as is each voice of the 240 unit owners who reside in Lake Side Point Gardens. At the least, it should be as important as the President and his Council's.

**Because of the non-support of the President's Council and its action, the Clubhouse Committee voted to dissolve. Copy of final Committee's minutes available. Call number below.**

News rep: Lynn Anderson  
2204 Lake Osborne Dr #21  
585-7839