

Parking Issues Committee

Members:

Carol Lovejoy, chair
Pat Altyn
ELizabeth Carr
Carol Compton
Rich Linkh
Brad Stephens
Bob Tannura

Committee created 3/17/16

Meetings on Friday 3/31/16 3-4 pm
and on Monday 4/4/16 3-4 pm

Recommendation to WBCA Board of Directors at monthly meeting on 4/19/16 at 8:00 am

Task/purpose from president:

"To consider the widest range of options within the by-laws and rules and regulations so that all issues, concerns, and constraints are addressed."

PARKING NEEDS:

Increase in parking near clubhouse, pool, laundry (for January thru March especially)
Increase in parking near clubhouse for events (for food transport especially)
Guest spaces in close proximity of O building
Accessibility to clubhouse events and pool for mobility-challenged/disabled residents

PARKING CONSTRAINTS:

Each of the 100 condos has one assigned parking spaces
Each of the 39 villas has two assigned parking spaces
37 unassigned guest spaces in condo area
2 no parking spaces at car wash area
1 space assigned to maintenance staff in large parking lot
2 half-spaces in front of O building to avoid tripping hazard
Width of each parking place is about 8 feet
Width of possible designated handicapped space would need to be much wider
Back-up space needed to get out is about 21 feet
Allowance for emergency vehicles (ambulances, fire trucks, etc.)
Assigned parking spaces = limited common elements (owned by all but unit has exclusive use)
Guest spaces = unassigned spaces
Condo documents statement:
"Thereafter the Association shall have the right to assign and control all unassigned parking spaces so long as the Association does not interfere with, alter, or change the previously made Sponsor's assignments"
Rules and Regulations/Amendment:
"Each unit may park a maximum of 3 vehicles on property at one time"
Should park in unit's assigned space prior to parking in guest spot.
Guest spots used on first come, first serve basis
Owner can swap assigned spaces with another owner if mutually agree.
Original plot plan & survey should be on file with Clerk of Circuit Court to show original assignments of parking spaces by Sponsor.
If change parking arrangement dramatically, do we have to meet current parking lot codes of Tarpon Springs??

POSSIBLE OPTIONS FOR PARKING/ACCESSIBILITY IMPROVEMENTS:

Leave guest parking by laundry room as is.

Car wash area change to guest spaces (bumpers would need to be repositioned in grass for length of cars to allow O building cars on that end to back up)

Re-Set parking places at O building to put two half-spaces back into one guest space.

Signs with flexible hours and designations for 4 spaces near laundry/clubhouse

designate 4 spaces head-in angled parking to right of dumpster by O building as guest parking

Put 4 signs in ground and leave as grass at least until next paving project

Put 4 signs in ground and put in gravel instead of sod

(Area is 36 feet wide, 12 feet long so would take 6 cu. yards of crushed marble at 4 inches deep at cost of \$550 + tax delivered --- info from Bob Hutchinson and Patrick Dorch)

Parallel parking by fence opposite O building BUT that area should be marked as fire lane

Extend sidewalk in front of O building to connect with existing sidewalk

Extend sidewalk by laundry to main road for easier accessibility for all residents/guests from various parking places.

(Bob Hutchinson indicated going halfway would require 30bags of concrete at cost of \$150 plus tax ... But all the way would need to be done by vendor as it would be too much for he and Patrick to do)

Tandem parking behind other cars in those 4 spaces by laundry BUT have owners of those cars leave notes on car blocked in saying who they are and where they can be found in case the car needs to get out.

Do not do written violations until after speaking to people involved.

Renters complaints should go to the owners of the rental unit who in turn can complain to board if they so choose

RECOMMENDATIONS BY COMMITTEE:

1. Leave guest parking spaces by laundry building as is.
2. Allow tandem parking IF no other guest spots in the area are available but have owners leave notes on blocked cars saying who they are and where they can be found in case car needs to get out.
3. Put 4 guest parking signs up in grass area to right of dumpster for head-in, angled parking.
4. Extend sidewalk from laundry building to main road to increase accessibility of mobility-challenged to clubhouse and pool areas.
5. Extend sidewalk in front of O building by base of pine trees to connect with sidewalk coming for that end of O building. If this is done, then re-line the assigned parking spaces to eliminate the two half-spaces and make the combined space a guest space.
6. Speak to people involved prior to written violation notices.
7. Renters complaints should go to their rental unit owners and the owners can then discuss their concerns with the manager and/or board if they so choose.