

Q1. There was considerable discussion at the Town Hall meeting about the issue of whether residents should be able to rent their home to non-residents. The Board will continue to seek advice on both the legal and practical aspects of this issue. Please indicate how strongly you agree/disagree with the following statements:

	STRONGLY DISAGREE	DISAGREE	UNDECIDED	AGREE	STRONGLY AGREE	TOTAL
I/we oppose any form of renting of Sunset Dunes residences	29.03% 9	19.35% 6	9.68% 3	19.35% 6	22.58% 7	31
I/we approve of the renting of Sunset Dunes residences with specific restrictions [e.g., minimum length of each/any rental]	29.03% 9	22.58% 7	16.13% 5	22.58% 7	9.68% 3	31
I/we approve of the renting of Sunset Dunes residences without restriction.	54.84% 17	9.68% 3	6.45% 2	12.90% 4	16.13% 5	31

Lot Owner Comments on Question #1

- We believe owners have the right to rent their home but prefer not hotel style daily rental.
- Consideration of using quiet times to help manage should renters come in.
- Everyone signed the same covenants prior to purchasing their lot. It CLEARLY states that residential homes are not to be used for business purposes. Any type of short/long term renting is just that - an exchange of money for a service as per Federal government income declarations. We are strongly opposed to ALL types of renting.
- I feel that renting of the property should be allowed for an extended period (multi month). I do not want properties rented on a short term basis (daily/weekly).
- In my opinion renting of one's property should not be decided on by anyone other than the property owner. If the property owner follows provincial guidelines regulations and inspections then that should be sufficient. In saying that it is only neighborly to acknowledge any concerns a direct neighbor might have if an issue comes up.
- The renting of a property for an extended period of time e.g. one year, to one renter, should be considered.
- Some people have purchased the property for retirement. With the ability to build and rent it can then complete the subdivision which will give the property a higher appraisal value. It also helps the home owner to build upon their own personal financial profile. I'm sure

that each property owner is concerned about who will be renting their home, therefore will do their utmost best to keep the type of client at its highest.

- Homeowners by law are allowed "quiet enjoyment" of their homes as long as they are not infringing on others quiet enjoyment.
- Restrictions (second option) would be impossible to supervise or enforce. This requires a simple rule with no interpretation -- no rentals. Fees/penalties are needed to remove the profit from renting.
- I strongly disagree with nightly, weekly or short term rentals as this is a housing development, not a hotel or cottage development. I feel that there may be instances where owners are required to leave the property for work, etc. and may not be able to, or want to sell their property and in those instances. I would not be opposed to yearly or long term rentals, to responsible individuals, but I also feel that the property Owner has a responsibility to somehow oversee and police the rental if required. In any case, in my experience, a major part of the problems with the rental issue is irresponsible Owners, who cannot or will not police their renters or tenants. If someone is going to rent, they need to have the ability to have someone there at a moments notice when trouble occurs and that someone should not have to be the neighbours or the HOA.
- I have no problem with renting. If renters are causing issues, deal with the issue.

Q2. There was some concern expressed about the Board's decision to forego spraying for mosquitoes in the marshes at the entry to Sunset Dunes. The Developer had done this in previous years without charging owners. The decision to NOT spray the marshes this year was to save owners some money (\$5,100) on annual fees and to re-evaluate the decision for the next year. (View the proposal here)

ANSWER CHOICES	RESPONSES	
Yes - I/we agree with the Board's decision to NOT spray the marshes this year and to re-evaluate the decision for next year.	93.55%	29
No - I/we do NOT agree with the Board's decision and are willing to be assessed an additional \$100 to \$150 per lot.	6.45%	2
TOTAL		31

Lot Owner Comments on Question #2

- Bat populations in decline, birds as well. Both needs bugs to survive. Let's not spray at all.
- Has limited effect throughout whole community.
- I agree that spraying should be the responsibility of the property owner and if requested the HOA should authorize the home owner to spray adjacent common areas that may be habitat for bugs at the home owner's property
- I don't agree with spraying due to the environmental impact on other wildlife, primarily other insects, regardless of what these spraying companies tell you.
- The only solution is for each property owner to manage his or her own property.
- I feel it a good idea to try not spraying for a year, review and evaluate again after.
- It should be up to the individual lot owner to spray. We will spray our area.

Q3. From this list of potential HOA work items , please indicate how important these are to the community.

	HIGH	MEDIUM	LOW	TOTAL
Administration/enforcement of the Restrictive Covenants building standards	58.06% 18	22.58% 7	19.35% 6	31
Build a reserve fund for future unanticipated expenses	54.84% 17	38.71% 12	6.45% 2	31
Control speeding on Campbells Way	54.84% 17	16.13% 5	29.03% 9	31
Deal with renting concerns	64.52% 20	3.23% 1	32.26% 10	31
Maintain/enhance common area: Lila's Beach boardwalk	64.52% 20	25.81% 8	9.68% 3	31
Maintain/enhance common area: beach access stairs and pathway	61.29% 19	32.26% 10	6.45% 2	31
Maintain/enhance common area: flower beds along Campbells Way	45.16% 14	41.94% 13	12.90% 4	31
Maintain/clean up common areas: Downed trees from earlier storms	32.26% 10	38.71% 12	29.03% 9	31
Maintain/enhance common area:: adjacent to duck ponds	12.90% 4	29.03% 9	58.06% 18	31

Q4. From this list of potential HOA work items , please indicate your top three areas of interest.

	1	2	3	TOTAL
Administration/enforcement of the Restrictive Covenants building standards	50.00% 8	31.25% 5	18.75% 3	16
Build a reserve fund for future unanticipated expenses	78.57% 11	7.14% 1	14.29% 2	14
Control speeding on Campbells Way	22.22% 2	44.44% 4	33.33% 3	9
Deal with renting concerns	61.54% 8	23.08% 3	15.38% 2	13
Maintain/enhance common area: Lila's Beach boardwalk	9.09% 1	45.45% 5	45.45% 5	11
Maintain/enhance common area: beach access stairs and pathway	0.00% 0	60.00% 6	40.00% 4	10
Maintain/enhance common area: flower beds along Campbells Way	0.00% 0	16.67% 1	83.33% 5	6
Maintain/clean up common areas: Downed trees from earlier storms	0.00% 0	33.33% 2	66.67% 4	6
Maintain/enhance common area:: adjacent to duck ponds	0.00% 0	0.00% 0	0.00% 0	0