

## **NOTICE OF PCC BOARD MEETING**

**January 13, 2026 10AM at Clubhouse and via Zoom link below:**

<https://us06web.zoom.us/j/85817612876>

Meeting ID: 858 1761 2876

Passcode: 204917

### **Agenda:**

- Minutes from December meeting
- Dan's opening remarks
- Financial update
- Discussion and approval of annual meeting items
- Old business
- Director updates for old business
- New Business
- Questions

### **Discussion of Rule Changes:**

1. Items in blue are adds, items in red are deletes.

So, I don't think that there are any changes to our PCC setbacks in this, it just accounts for the County changes which requires a Lee County Permit and engineered drawings for all new Decks and Stairs (this is information Dean got from the County and he just went through this process. Other than that it just clarifies that it's Decks and Stairs and makes the distinction between side, front and rear setbacks.

#### 8. Deck and Stair construction is as follows:

- a. All new decks and Stairs require a Lee County permit, engineered drawings and seal, and an approved Site Change Request.
- b. Decks at the side (unless on a canal) and front of the house must meet PCC side and front setbacks.
- c. Decks and Stairs at the rear of the house or on a canal less than 36 inches in height must meet the setback of 5 feet from the lot line.
- d. Decks and Stairs at the rear of the house or on a canal over 36 inches in height must meet the setback of 10 feet from the lot line.
- e. Guardrails must meet Lee County requirements as specified on the approved permit.

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#### 8. Deck **and Stair** construction is as follows:

- a. All new decks **and Stairs** require a Lee County permit, **engineered drawings and seal**, and an approved Site Change Request.

- b. Decks at the side (unless on a canal) and front of the house must meet PCC side and front setbacks.
- c. Decks and Stairs at the rear of the house or on a canal less than 36 inches in height are an accessory structure and must meet the setback of 5 feet from the lot line. No engineering drawings and seal are required.
- c. Decks between 30 inches and 36 inches in height are also considered to be an accessory structure but require engineering drawings and seal.
- d. Decks and Stairs at the rear of the house or on a canal over 36 inches in height are a principal structure and must meet the setback of 10 feet from the lot line. Engineering drawings and seal are required.
- e. Guardrails must meet Lee County requirements as specified on the approved permit. be a maximum of 36 inches.
- f. One intermediate horizontal guardrail of 14 to 18 inches above floor level is required between the top of the guardrail and the deck floor.
- g. Vertical guardrails must have intermediate rails or a pattern such that a 4-inch diameter sphere cannot pass through it. The bottom rail must reject a 2-inch sphere.

**Current Rule Pg 14 - Vehicles:**

- 7. On PCC streets, privately owned golf carts may not be operated by anyone under the age of 14 unless in the presence of an adult over the age of 21 who is required to be on the golf cart.

Recommended revision so that we're in compliance with FL State law:

- 7. On PCC streets, drivers of golf carts must be at least 15 with a learner's permit, or 16 with a drivers license to operate a golf cart.

Reason: Enforcement is a separate issue, but our PCC Rules should not contradict state law which per internet "As of July 2023, drivers must be at least 15 with a learner's permit or 16 with a driver's license to operate a golf cart in Florida."

Recommend addition as follows:

- 8. On PCC streets, drivers of all motorized vehicles (except electric bikes) minibikes and motorcycles must have a the required driver's license that authorizes the operation of said vehicle a motorcycle.

**Current Rule Pg 17 - Rentals:**

- 4. Members are required to post PCC Rules and Regulations in the home.
- 6. Members must inform their renters to register in person at the Office on the first day that the Office is open after their arrival.

Recommended revision:

4. Members must inform their renters to register in person at the Office on the first day that the Office is open after their arrival. At the time of registration, a copy of the PCC Rules will be provided to the renter.

6. Deleted.

Reason: The rule needs to work, and we should also formally decide that our Prospectus will not be mass-produced in hard copy for members, and that our website is the place to go. (Hard copy is costly and a pain to update as changes are made, let alone getting into members hands.)

As previously advised (see below), 720 doesn't apply to us, but it gives us a framework for moving forward with a board decision to rely solely on our website docs, which requires:

- \* Email advise to members re the decision.
- \* Mailed advise to members for which we don't contact via internet re the decision.
- \* And method for advising of future changes of which we're soon to have bylaw and rule updates.

### **Current Rule Pg 2 – Guests**

5. Members not in residence must have their guests register at the Office. Members' guests are defined as immediate family, relatives, and friends and according to the Bylaws are limited to 30 days per calendar year. Guests must comply with the PCC Rules. Effective October 18, 2023, guests are only allowed when a member is present for the duration of the visit. on the first day of each month approved.

7. Guests under the age of 18 are limited to 30 days within a calendar year.

Recommended revision so that the rule does not contradict the bylaw :

5. Members not in residence must have their guests register at the Office. Members' guests are defined as immediate family, relatives, and friends and according to the Bylaws, no guest shall use or occupy a unit in excess of thirty days in a calendar year. Guests must comply with the PCC Rules. ~~Effective October 18, 2023, guests are only allowed when a member is present for the duration of the visit. on the first day of each month approved.~~

~~7. Guests under the age of 18 are limited to 30 days within a calendar year.~~

Reason: As stated, the intent was to follow the bylaw, and it reads as follows:

(5). Guest Visitation Limitation. Use of units by the following guests of the designated occupant when the designated occupant is not present in the unit shall be restricted as follows: No guest shall use or occupy a unit in excess of thirty (30) days in a calendar year. Each day as well as part of a day shall be counted in this computation. This Section shall be in addition to restrictions pertaining to guest which may be contained elsewhere in the constituent documents and Rules and Regulations of the Corporation, as amended from time to time. The designated occupant shall be

considered to be not present in the unit when the designated occupant does not stay overnight in the unit along with the guest.

And the strikeout #1 is no longer applicable, and #2 is redundant.

**Current Rule – Boat docks, etc.**

7. No portion of the structure or device shall extend farther than 15 feet into the canal or bay, including the pilings. If it is determined by the Board, after considering adjacent structures, devices and curvature of the seawall, that the 15 foot limitation would adversely affect boater safety, the Board may recommend an additional extension, but not to exceed an additional 2 feet.

**Recommended revision:**

7. No portion of the structure or device, including the pilings, shall extend farther than 15 feet into the canal or bay. If it is determined by the Board, after considering adjacent structures, devices and curvature of the seawall, that the 15 foot limitation would adversely affect boater safety, the Board may recommend an additional extension, but not to exceed an additional 2 feet.

**Reason:**

Clear up possible confusion. At least one member suggested that a structure or device could extend 15 feet from the pilings.

**Additional Rule for the New Homes section:**

17. All new driveways will need to install a 6 inch plastic pipe 6 feet from the road and extending 1 foot on each side and approximately 18 inches deep of the new driveway.

At one time this was being done and several of the old driveways already have the pipe. It will be helpful in the future for any other possible things that might need to go under the driveway. This will benefit the member as well as any utilities or anything else that could possibly need to be run under the driveway.

**Discussion of Bylaw 2.1.7**

**2.1.7 Subject to the obligation to pay all membership assessments, occupancy fees, individual Membership Certificate taxes and to abide by these Bylaws and the Rules and Regulations of the cooperative, each membership shall entitle the owner to:**

- (1) A Lease Agreement to the particular mobile home lot to which the Membership Certificate is applicable;**
- (2) The exclusive use of such mobile home lot;**
- (3) An undivided share of the assets of the Corporation;**
- (4) The use and enjoyment of the common Cooperative property; and**

**(5) To the same rights, privileges and responsibilities as are enjoyed by all other members of the Cooperative.**

If the board disagrees and wishes to consider a bylaw change, we could propose a bylaw similar to 9.1 Fines, and instead write it to pertain to **"Restricted occupancy due to Violation of Bylaws, Rules, and or Regulations as deemed severe by the Board of Directors."**

Changes suggested by Steve Gumm for the 2<sup>nd</sup> Annual Meeting letter to be voted on at the January board meeting – this will not be included in the agenda, but being sent so you can review prior to the meeting