

BOARD NOTES

By Janet Newman, RAI President

March 17, 2022

Enforcement of rules re: feeding feral cats and confining domestic cats indoors

Your RAI Board held its regular monthly meeting this morning. One of the issues we took up was that of feral dogs and cats. RAI Rules & Regulations prohibit feeding of feral cats. The rule has existed for years. Those who put food bowls out may be doing so out of a sense of caring, but it is a practice which has many negative consequences: the food attracts rodents and dogs in addition to cats, and free-roaming cats are predators upon wildlife as well as carriers of parasites. Further, we heard from one Reef owner today whose dangerous asthmatic condition is triggered by the presence of cats. Several incidents of cats entering villas were reported, as were numerous incidents of feral dogs approaching residents.

RAI rules allow two domestic cats, but they are to be confined inside the villa. Both of these rules (the feeding prohibition and the requirement that domestic cats be kept indoors) exist for the good of the entire community. Since there has been a problem with voluntary compliance with these rules, a fine will be imposed, as of April 1, for violations. The first violation will be a \$50 fine. Any subsequent violation will carry a \$100 fine.

Island animal welfare organizations promote a catch, neuter, and release program for both dogs and cats. Allowing these animals to continue to roam poses risks for our community. An ad-hoc committee will be formed to address efforts to disperse the presence of feral dogs and cats. Enforcing a feeding prohibition is a critical first step.

My hope is that, with increased awareness of the harm caused by free-roaming cats and dogs, you will all cooperate and that we won't have to impose fines. The prohibition against leaving food outside and allowing cats outside will also apply to Reef properties which are leased. In a related matter, we will address the matter of sharks being fed from Duggan's deck.

Architectural Standards and Review

A re-write of RAI's architectural standards was undertaken by a diligent committee almost a year ago. New standards have now been adopted and are posted on The Reef website. A four-member subgroup of the committee is in place to review owner requests to make changes, ranging from installing items such as split air conditioning, windows, solar panels, or landscaping to making a change to a load-bearing interior wall. Members of the review group are Jim Pisula and Don Midlikowski from Section Four and Rick Peterson and Chris Langella from Section One. Those individuals work with Jason to ensure that the standards are upheld, so as not to detract from the general appearance, not to detract from a neighbor's enjoyment, and to

prevent issues which could impact the community's infrastructure. The most controversial aspect of the standards was whether to lift the moratorium on additional conversions of atriums into habitable rooms. The moratorium was lifted, but new requirements are now in place to prevent problems, such as drainage problems.

Board Functioning

In addition to our regular monthly Board meetings in February and March and one special meeting devoted exclusively to the architectural standards, your Board met twice to discuss the characteristics of a well-functioning Board, what we expect of one another in terms of communication and decision-making, how best to utilize committees, and what options we want to consider for funding large infrastructure projects.

Today we welcomed our newest Board member, Marianne Eggett, who was appointed to fill the vacancy created when Frank Guzzardo resigned. Her appointment expires at the time of our 2023 Annual Meeting, at which time an election will occur.

I consider it a privilege to serve on the Board. I am inspired by the number of owners who generously contribute their expertise and time to caring for our community. Thank you all.