

## Clicker Availability Policy

Based on several board meetings over the last several years where the board has been unable to come to a consensus on “who is entitled to a clicker to gain access into the complex”, it was announced at the July 14, 2018 board meeting informing the unit owners, there is NO security within the complex and the gates are just mere “decoration”.

The gates were put in around 1997. At the time, there were “clicker rules” which were common sense and reasonable. The original rules were as follows: Each deeded parking space was entitled to one clicker regardless of need. A second clicker would be granted if the approved resident had a second car. If there was a medical need or there was an elderly resident who had a relative in the area to care or check on the elderly resident, another clicker would be granted. Landlords turned over the clicker to the tenant, since the landlord gives up the right to use the common area amenities.

Over the years and with various different boards, and “a cash for clicker’s policy” from a former board, the clickers have been a free for all, meaning with the 3 different associations, there seemed to be “three separate different rules” for each association. Since it is the Middle River Club board is the authoritative body that dictates the “rules for the clickers”, it was discussed multiple times that the board has a responsibility to treat all residents equally. And clearly this was not the case. When the matter of “clicker rules” came up at board meetings over the last several years, each of buildings came up with exceptions to the exceptions, thus no final decision had taken place. The board was told, “we have our rules over a XX Association, leave us alone, what happens are YY Association is their problem, and not ours at XX Association.”

Recently, the office administrator, trying to limit who gets “clickers”, it was brought to his attention how the clickers were being used, for example cleaning people, real estate agents, contractors, friends, managers, etc, was basically told by the residents that they were “entitled or it is a right or even threatened getting an attorney”. One guy came up and demanded a non-working clicker returned, as it was not the association’s right to “dispose of it.” One time, a unit owner wanted a clicker for his friend, sent an email, with a copy to his attorney, explaining his “entitlement.” A landlord out of state informed the office administrator there was an entitlement to the extra clicker – it was for the real estate agent who manages the apartment. Thus since the owners loudly and proudly remind the board of their entitlement, along the board’s indecisiveness, there are no rules, THUS anyone is entitled to a clicker for your real estate agent, boy/girl friends, pizza boy, manager, whoever. Another issue was brought up about “landlords” using the common area amenities, this too seemed not to phase the owners. The people spoke and the board listens. No rules for clickers, no security for the complex. The board has been informed that cars now have buttons on the dash panel and this is a way to circumvent obtaining extra clickers [stated in a snickering manner]. The association does NOT endorse this nor knows how to program your car’s remote buttons.

This “no rules and easy availability of clickers” is a victory for the PEOPLE and the Board. The board wants to please the residents and in doing so, the residents accept the FACT THAT NO minimal security exists at this complex. The gates, if working, are mere decoration and now this information has been placed on the official website. Since there are three separate associations, it is very difficult to manage “three separate boards” dictating three separate policies, plus add threatening and hostile language by residents to the office administrator who is trying for “common sense”, the time has come to give the people what they want. The board accepts no liability for any issues on the property.