

From: Margene DeSmet <desmetmj@gmail.com>
Sent: Tuesday, October 17, 2023 9:07 AM
To: COB
Subject: BOS Meeting Agenda Item 23-1325

I-2

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Comments regarding agenda item 23-1325:

Section 13 (b) vii)

Ocean West Mobiliehome Park owners, Sun Communities, will not provide anyone with information regarding which residents are "Affected Tenants", therefore the Resident Representative cannot submit that roster. Additionally, Ocean West Homeowners Association handles their own elections internally, with no interaction with the County except in regard to notifying the County of who has been elected Resident Representative by the required deadline. All election materials are archived on site in a secure area on Ocean West premises.

Section 15 b) ii) paragraph 2

Again, the Resident Representative does not have access to the actual residents in the "Affected Tenants" group. Communications with all residents specifically state that only month-to-month residents may participate in the signing of a petition.

v)

The Fair Return petition section that outlines allowing new park owners to submit for Fair Return even if the previous owner has done so in less that 12 months prior, results in undue burden to residents who must rely on outside counsel to fight such petitions. The majority of park owners have access to legal representation within their organizations which results in a uneven playing field and violates the spirit of the Rent Stabilization Ordinance.

Section 15 p) ii)

Language should remain as it is written, not alternative #1

Section 16) Attorney's Fees

Imposing the assessment of attorney's fees on petitioners who have signed Complaints for Service Rent Reductions has a profound disincentive effect on those who may wish to be part of a complaint but cannot bear the burden of being subject to monetary disaster.

Stating that all affected tenants shall join the petition takes away an individual's choice whether or not to participate.

Respectfully submitted,

Margene DeSmet, Resident Representative
Ocean West Mobiliehome Park
President, Ocean West Homeowners Association
Board of Directors

From: Margene DeSmet <desmetmj@gmail.com>
Sent: Tuesday, October 17, 2023 3:17 PM
To: COB
Subject: RSO Board of Supervisors meeting

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Item 23-1325:

I electronically raised my hand for comment when public comment was opened, but was not recognized, so I need to submit these comments:

Four zoom meetings were held in early 2022, the last of which was May, 2022. During the last meeting we were informed that there would be another draft for review. None was ever received.

Information was not sent to me, the Resident Representative, until October 16, 2023 at 10:38 am.

The County has been informed that I am the Resident Representative for Ocean West, and have been for 3 years and this information was given to the County, but am not being sent communications regarding these issues. As soon as I received this communication I sent it out to all residents.

All of this leads me to contend that adequate notification was not given and therefore these guidelines should be reviewed and commented upon accordingly.

Margene DeSmet, Resident Representative
Ocean West Mobilehome Park