

# Hillcrest East 25, Inc.

## **Closed Condominium Board Meeting Minutes: February 5, 2019**

**Call to order:** Meeting was called to order in the association office by Steve Hurtig at 7:00 pm

**Board Members Present:** Steven Hurtig, Armond “Clay” Hockman, Cindy Bridges, Mirjan Vehbiu and Sondra “Cindie” Rock.

**Board Members Absent:** None

### **Meeting Summary:**

The board met with Paul Kim, an association attorney with the law firm Glazer & Sachs, P.A. to learn about current federal Department of Justice (DOJ) rulings and HUD guidelines regarding dogs in condominiums and requirements a board can impose for dog owners without incurring legal liability.

The current DOJ rulings approve requiring that dogs:

- Be leashed.
- Undergo training, if not a service dog. However, Mr. Kim noted that HUD makes a specific rule that no individual training is required, because there are some things dogs do innately without training that can be considered a service to the owner.
- Can not bark continuously for 15 or more minutes or cause an unreasonable nuisance.
- Must have current vaccinations.
- Owners must pick up after their dog(s)

Mr. Kim agreed to provide to the board DOJ documents, including DOJ forms describing standards that the board could elect to adopt into the bylaws and building rules.

Mr. Kim opened the floor for questions from board members.

**Meeting Adjourned: 8:10 pm.**