



*Mt. Royal*  
**Airpark**

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**MT. ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION (MRAP POA)  
COVENANTS AND RESTRICTIONS COMMITTEE  
MT. ROYAL AIRPARK PAVILION  
109 Airport Drive  
Crescent City, FL 32112  
November 15, 2023  
6:00 PM  
MINUTES (Approved 1/24/2024)**

**COMMITTEE MEMBERS:**

Jeff Sager, Chairman  
John Gostomski  
Rebecca Poston  
Janet Simoneaux  
Bob Welsh

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**I. Call to Order- Jeff Sager**

The Covenants and Restrictions Committee of the Mount Royal Airpark Property Owners' Association was called to order at 7:00 PM by Jeff Sager, Chairman. The meeting notice and agenda were posted in a prominent location (at the mail stop) and online under *Announcements* and *Agendas* at [www.mrappoa.com](http://www.mrappoa.com). All committee members were present. A quorum was established to conduct business.

**II. Approval of the Meeting Minutes**

There was a motion by **SIMONEAUX** seconded by **WELSH** to waive the reading of the minutes and approve them as written. Motion carried.

**III. Business**

A. The Committee reviewed the Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Air Park Property Owners' Association and recommended changes to the Board of Directors.

1. Global changes-

- a) Change the word homeowners to property owners.
- b) Ms. Poston will check the section citations and definitions used throughout the document.

- c) Bob Welsh will reach out to Clay Electric and place a work order for them to replace nonworking streetlights.
- 2. Article I. Definitions
  - a) “Common Airstrip” – does the term qualified owner need to be defined?
- 3. Section 2.04- Functions and Services
  - a) Paragraph (r)- requires the MRAPPOA to operate and maintain the Surface Water Management System as permitted by SJRWMD, including, but not limited to, all lakes, retention areas, Conservation Areas, water management areas, ditches, culverts, structures, and related appurtenances.  
  
Ms. Simoneaux provided documentation of the requirements and suggested the records be reviewed to ensure compliance. There were no recommended changes to the paragraph.
- 4. Section 3.02 Easements for Use and Enjoyment of Common Property-
  - a) Amend the paragraph to require the owner to be present. Any Owner may delegate his or her right of use and enjoyment in and to the Common Property to the members of his/her family, tenants, guests, and invitees so long as the Owner is present.
- 5. Section 7.05 Capital Contribution and Section 8.11 Construction by Owners-
  - a) Amend either section to include an assessment of all new construction.
- 6. Section 9.04 Accessory Uses and Structures-
  - a) Amend paragraph (g) to include all sections in which fences are discussed. Fences and walls. Fences and walls will be permitted subject to the terms in Sections 8.03, 9.04, and 9.06 and are consistent with any and all applicable governmental regulatory agencies. Fences and walls constructed on any Lot must not create an encroachment onto another Lot without the approval of the Owner of the other Lot and the ARB.

#### IV. Adjournment

A motion by **SIMONEAUX** seconded by **GOSTOMSKI** to adjourn the meeting at 9:00 p.m.