

August 20, 2026

Dear Laurel Bay Board of Directors:

**Re: Request for Information Regarding Proposed Rental Cap**

I would like to better understand how the proposed rental cap was initially identified as an issue warranting consideration by the Board.

Specifically, was a community-wide survey or other formal outreach conducted to determine whether homeowners view the number of rental units as a significant concern? If no such survey or outreach occurred, I would appreciate clarification regarding how the Board determined that a rental cap was an issue requiring its attention and potentially warranting a significant change to the community's governing policies.

I am particularly concerned about ensuring that this initiative reflects the interests of the Laurel Bay community, rather than the individual preferences or interests of particular Board members. If the rental cap originated with one or more Board members, I believe there should be transparency regarding how the proposal arose, the reasons supporting it, and the information the Board relied upon in determining that it should be presented to homeowners.

I am also concerned by any efforts by individual Board members to actively advocate for or solicit homeowner support for a proposal that originated with the Board. Board members occupy positions of trust and are expected to exercise their responsibilities in good faith and with the interests of the association and its membership in mind. Particularly with an issue as consequential as restricting owners' ability to rent their units, homeowners should receive complete and balanced information so they can independently evaluate the proposal and make an informed decision.

Accordingly, I respectfully request that the Board provide homeowners with information regarding: (1) how and by whom the rental cap proposal was initially raised; (2) what evidence demonstrated that rental activity was creating a community-wide problem requiring Board action; (3) whether homeowners were surveyed or otherwise consulted before the proposal was developed; and (4) what alternatives, if any, the Board considered before deciding to pursue a rental cap.

Finally, I would respectfully remind the Board that its members have fiduciary responsibilities to the association and should approach matters affecting homeowners impartially, in good faith, and with the interests of the community in mind. Board members should not use their positions to advance personal interests or predetermined outcomes. If a Board member is unable to approach this issue consistent with those obligations, that raises legitimate concerns regarding that member's continued service on the Board.

I appreciate the Board's attention to these concerns and look forward to receiving a substantive and detailed response.

Sincerely,  
Marta Manus (unit 421)