



MPOA Membership Q&A

What is Priority Parking?

The Moorings Beach Park was established to benefit Moorings residential property owners who join the Association and pay annual dues. It is their park. Guest passes were created as a courtesy to members—however, no member should be turned away due to lack of a parking space taken by guests. We will now leave open spaces for member use only when space is running out. During season and holiday weekends, a limited number of visitor parking places will be designated to ensure that members have a spot to park. If visitor spots are full, visitor cars may be turned away in order to ensure a spot for members. Spaces for visitors are a courtesy and are never guaranteed.

How do I get a member sticker?

Once you have paid for your decal, please allow up to 10 days for processing. Then you must come to the beach park in your car and show your car registration in the member name. The cling-on decal will be vehicle-specific -- beach attendants will place the vehicle plate number on the decal itself. So, while the window decal is removable, it is not transferable.

What if I rent a car when I come to Naples?

Members with rental cars may obtain a new decal with each rental car used. Obtaining the decal requires showing the car rental agreement in the member name.

What about annual renters?

Annual renters will receive auto decals when property owners with annual renters give up their right to a member decal and designate the annual renter by name. No guest passes will be issued to annual renters or the owners of property rented annually. Annual renters must show their lease agreement and their car registration when they pick up their decal.

Visitor Passes

Visitor passes are rear-view mirror hangers that must be displayed in the visitor vehicle immediately upon entering the beach park.

Most members who obtain a visitor pass use it appropriately for houseguests or to have local friends accompany them to the beach. A few people have misused them-- given them away to friends, duplicated and laminated them, or even inaccurately reported them stolen.

We are setting clear, consistent use policies for the approximately 400 members who purchase a visitor pass so that misuse and abuse can be curbed.

Members may purchase one pass per year. Passes are numbered and associated with the member. The cost of a pass is \$75 and we ask all members who have previously purchased a guest pass to study the new guidelines to make sure the pass will work for you. During season and holiday weekends, a limited number of visitor parking places will be designated for visitors to ensure that members have a spot to park. If visitor spots are full, visitor cars may be turned away in order to ensure a spot for members. Spaces for visitors are a courtesy and are never guaranteed.

Who may use Visitor Passes?

1. Out of Town House Guests

The member first pays for, and obtains the visitor pass from the attendant at the Beach Park. Then, when the houseguest arrives at the park, they must display the visitor pass on their vehicle immediately upon entering, and then log in at the park office. They must present the name of the member to which the visitor pass is assigned and show their own ID indicating that they are not a Collier or Lee County resident.

2. Local Guests with Member Accompaniment

If a guest using a visitor pass is a Collier or Lee county resident, *the MPOA member must accompany them to the beach park, and the MPOA member must be present all the while the local guest enjoys the park. No drop offs. No exceptions.*

What about annual renters?

Annual renters will receive auto decals when property owners with annual renters give up their right to a member decal and designate the annual renter by name. No guest passes will be issued to annual renters or to property owners with annual renters. Annual renters must show their lease agreement and their car registration when they pick up their decal.

What about short-term rentals?

Short term rentals must be for a minimum 30 days, which corresponds to the requirements of the Naples City Code. Owners must apply for a Renter Pass and must provide the following: Name of owner, Moorings address, start and end date of the rental period, renter's name and permanent address, renter's vehicle information, and a copy of the lease for MPOA records.

How long does it take to obtain a Renter Pass?

It takes approximately 7 business days from date of MPOA's receipt of the application and lease copy. No exceptions will be made.

Who can pick up a Renter Pass?

Only the owner or property manager appointed by the owner can pick up the rental pass. No rental passes will be given out to renters.

Why these changes?

Several reasons:

1. Members are responsible for their renters and must explain park rules to renters.
2. The MPOA wants to make it clear that renters have no relationship with the Association.
3. Neither the MPOA nor our attendants have a responsibility to accommodate renters nor listen to their demands.
4. We want to curb, and potentially eliminate the level of abuse that we've experienced from owners who rent out their property, and their renters.

What happens if a Visitor Pass, Renter Pass or a decal is misused?

The MPOA Board has the authority to revoke membership, deny future membership, and deny visitor pass issuance to offending members.

If you have any questions, please contact Joe Piepul.