

Voting Members Meeting  
Thursday, July 13, 2023  
6:00 p.m.  
At The Meadows House

Present were:

Joseph M. Carr, Sr., President

Yuri Parraga, Vice President

Dolores Nester, Secretary

Timothy Graham, Brighton Director

William Gilmour, Ridgewood Director

Attending via telephonic dial-in were: Patricia Vanlandingham, Treasurer and Neil Wertheim, Mayflower Director. Mark Stilwell, Property Manager, also attended via dial-in.

The meeting was called to order at 6:01 p.m.

President Carr called for motions on the three proposed amendments.

William Gilmour made a motion to approve an amendment to Article XVI, Covenants Regarding Townhomes (Stamford Models).

3. Maintenance of the Exterior of the Units.

(b) No Owner will authorize the painting, refurbishing or modification of the exterior surfaces or the common roofing of their Unit or of the building without the prior written consent of the ARC. Normal maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing, shall be done uniformly ~~at the same time~~ for the entire Unit Neighborhood by the Association and paid for through a Neighborhood Assessment. The Board of Directors shall determine the schedule of painting, which buildings will be painted, and may schedule the painting of the buildings within the Unit Neighborhood in phases.

*Yuri Parraga seconded the motion. The vote was unanimous in favor.*

William Gilmour made a motion to approve an amendment to Article XVII, Covenants Regarding Patio Homes (Capri Models and Sun Terrace Homes (Quadraplexes).

3. Maintenance of the Exterior of the Units.

(b) No Owner will authorize the painting, refurbishing or modification of the exterior surfaces or the common roofing of their Unit or of the building without the prior written consent of the ARC. Normal maintenance of the exterior surfaces, such as pressure cleaning, repainting and refinishing, shall be done uniformly ~~at the same time~~ for the entire Unit Neighborhood by the Association and paid for through a Neighborhood Assessment. The Board of Directors shall determine the schedule of painting, which buildings will be painted, and may schedule the painting of the buildings within the Unit Neighborhood in phases.

*Patricia Vanlandingham seconded the motion. The vote was unanimous in favor.*

William Gilmour made a motion to approve an amendment to Article XX, Amendments:

- 1.—~~This Declaration may be amended by consent of fifty-one percent (51%) of the Unit Owners voting in person or by proxy, at a duly convened meeting of the Members at which a quorum is present, whose votes shall be cast by the Voting Members as defined in Article I (49). Such an amendment shall thereafter be put to a direct vote of the Unit Owners for confirmation or rejection. A negative vote by fifty one percent (51%) of all Unit Owners will reject the amendment.~~
  - ~~(a) Amendments may be proposed by a member of the Board of Directors or by means of a petition executed by at least one-third (1/3) of all Units. Upon receipt of proposed amendments, the Board of Directors shall discuss each proposed amendment. If a proposed amendment is approved by a majority of the Directors present at a Board Meeting, then the proposed amendment will be presented to the Unit Owners Voting Members for consideration. However, the Voting Members will not vote upon any proposed amendment until the Neighborhoods have met and had an opportunity to discuss the proposed amendment(s). Should a Neighborhood fail to conduct a meeting before the next scheduled Voting Member meeting (which may not be held sooner than thirty (3) days after the Board Meeting at which the Board approved the proposed amendments), this requirement shall be deemed waived. After the Neighborhood meetings have been held, the Voting Members shall vote at the next Voting Member meeting. The affirmative vote of Voting Members representing at least fifty one percent (51%) of the Unit Owners shall be sufficient to approve any proposed amendment(s). Any rejected amendment(s) shall proceed no further.~~
  - ~~(b) After the proposed amendment(s) have been approved by the Voting Members, a written consent form shall be prepared and mailed to each Unit Owner. The written consent form shall set forth each proposed amendment approved by the Board and the Voting Members and ask the Unit Owners to approve or reject each proposed amendment. The written consent form shall be accompanied by a return envelope and a cover letter explaining that in order for the Unit Owner's vote to be counted, the written consent form must be returned either by mail or in person no later than thirty (30) days from the date it was mailed to the Unit Owner. The written consent form shall be returned to The Meadows at Martin Downs' office or to the Post Office Box of the Association. Notwithstanding the above, if the Board of Directors, at its discretion, implements electronic voting in accordance with Section 720.317, Florida Statutes, as amended from time to time, the Unit Owner's vote may be conducted by electronic transmission.~~
  - ~~(c) A vote of fifty one percent (51%) of all Unit Owners against any amendment shall reject the amendment and overrule the Voting Members. Any amendment not rejected by at least fifty one percent (51%) of all Unit Owners shall be deemed "passed" and effective upon recordation.~~
- 2.—~~Proposed amendments to this Declaration may also be presented by means of a petition to the Board of Directors executed by one third of all Units.~~



- ~~(a) Any such petition shall set forth the exact verbiage of the proposed change, shall identify the Article and section to be amended and shall bear at least 278 signatures representing one-third of the Unit Owners. The petition shall set forth the signature, the printed name, and the address of each Unit Owner petitioning. Only one signature shall appear on the petition from each Unit. Such a petition shall not require the approval of the Board of Directors.~~
- ~~(b) Such a proposed amendment(s) in the form of a petition, must be received by the Board at least seventy-five (75) days prior to the Annual Meeting or Special Members (Unit Owners) Meeting called for that purpose. Should a petition be received, the Board shall be required to hold a meeting to discuss same between receipt of the petition and the mailing of written consent forms.~~
- ~~(c) Such proposed amendment(s) shall be mailed in the same form as described in paragraph 1(D) of this Article XX. The cover letter may contain a statement as to the recommendation of the Board as to passage or rejection of the proposed amendment(s).~~
- ~~(d) Such a proposed amendment(s) shall require the affirmative vote of fifty-one percent (51%) of all the Unit Owners in order to pass as an amendment to this Declaration.~~


~~{The balance of the Amended and Restated Declaration remains unchanged.}~~

*Timothy Graham seconded the motion. After discussion, the Vote was unanimous in favor.*

Ballots and tally sheets are attached to these Minutes.

*Timothy Graham made a motion to adjourn, seconded by William Gilmour. The vote was unanimous in favor and the meeting adjourned at 6:17 p.m.*

Respectfully,



Dolores Nester,  
Secretary