

December 30th special meeting minutes:

Meeting called to order at 7:03 pm by President Cindy Martin. Quorum established, Cindy, Kathy, Karen, Jeff and Eileen present. Motion by Cindy to have Attorney David Muller chair the meeting, second by \_\_\_\_\_, all in favor, no opposed.

Jerry confirms that notices went out in a timely manner. Our documents do not provide a clear way of handling a runoff election, nor do the Florida Statutes in a HOA. The best way to handle this runoff is to basically to a shortened version of the general meeting where we elected new directors, just for this runoff. Following same agenda, lets appoint three members to count the votes, motion and seconded. Three people who are not on the board, running for the board or spouses of any of these. The three people are Jane Brim, Kaki Decker and Lance Eisinger. All approved, motion carried, no opposed.

Several proxies were received and active ballots. No questions or comments offered by candidates. Motion to count the ballots, all in favor, no opposed.

While the ballots were being counted, Eileen offered thanks for the departing directors' work over the past year, applause. Someone asked about the budget and Cindy explained that since the new budget was not approved, the 2014 budget was the default with bills for the same dues for 2015. A new meeting can be called to readdress the budget at a later time. Finances and budget are up to the new board.

David discussed the differences between HOA and Condominium laws. HOAs can follow Condo law, but governing docs must incorporate that. The laws have changed over time and our docs have not been updated. Something to consider but must be voted upon prior to the next election.

Election results: Winner is Caroline Resnick, 35 for Caroline; 31 for Robby Sinclair. Notice of organizational meeting needs 48 hours notice. Can wait till regular board meeting or can have one next week with proper notice. Elect officers, attorney contacts, bank contacts, etc.

Motion to adjourn by Cindy, second by \_\_\_\_\_, all in favor.

Meeting adjourned at 8 pm.