

ORCHID COVE CONDOMINIUM ASSOCIATION, INC
Special Membership Meeting
December 3, 2019 at 6:00 PM
Tara Preserve Community Center
Tara Preserve Lane, Bradenton FL 34203

MINUTES

Meeting Called to Order -- at 6:15 PM the meeting was called to order by the President, Kim Loskota. Treasurer Yuliana Westover and Judie Littell, LCAM, representing Progressive Community Management, Inc. (PCM), were in attendance at the community center. Kim Loskota and Secretary Patti Balogh, were in attendance via conference call.

Audio Recording of Meeting – Kim Loskota and Patti Balogh recorded the meeting.

Calling of the Roll, certifying of proxies, and determination of a quorum – with a majority of 25 needed, a quorum was established for holding the meeting with 29 members, via proxy and in person.

Proper Meeting Notice - The agenda was posted on the Orchid Cove premises and homeowners were notified via U.S mail, in accordance with the requirements of the Florida Statutes.

Unfinished Business -- None

New Business –

- a. Discussion and vote on proposed amendment to Article 27.2 (material alteration) of the Declaration of Condominium: **YES: 28 NO: 2**
- b. Discussion and vote on proposed amendments to Articles 9.1, 9.2, and 9.3 (Articles of Incorporation Amendment Section) of the Articles of Incorporation: **YES: 27 NO: 3**
- c. Discussion and vote to rollover surplus, if any: **YES: 26 NO: 3**
- d. Discussion and vote for Cross Utilization: **YES: 19 NO: 10**

There was much discussion on the proposed amendments. Questions were answered & explanations offered, but a few residents were still not clear on the wording of the proposals, so abstained from voting on them. Judie Littell will ask the Association's Lawyer for a clarification for those residents.

Due to the fact that not enough votes were obtained for any of the proposals to pass, the meeting will not be adjourned, but continued at this time. This will allow the Board and the Management Company to ask those residents who have not turned in their vote to please turn it in by the January 21st meeting.

Adjournment – Kim Loskota **motioned**, seconded by Patti Balogh, in order to allow members who have not participated in the voting, to continue the member meeting to January 21st, 6PM, at the Preserve Community Center; and that will be prior to the Board Meeting that same date. **The motion passed unanimously.**

Next Board Meeting is January 21st, 2020 at 6:00 PM, at the Tara Preserve Community Center. There will be a continuation of this December 3rd Special Members Meeting prior to the scheduled Board Meeting.

Respectfully submitted,
Patti Balogh
Secretary, Orchid Cove Condominium Association.