**MINUTES OF THE SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION INC
RECONVENED SPECIAL MEETING
HELD ON WEDNESDAY JANUARY 25TH 2017 @ 6.30 PM
AT POINCINA LIBRARY, 101 N. DOVERPLUM AVE, KISSIMMEE, FL 34758**

The purpose of this Special Members Meeting is to vote upon the proposed merger of Southport Bay Master Homeowners Association Inc., Southport Bay Phase I Homeowners Association Inc. and Southport Bay Phase II Homeowners Association, Inc.

1. The meeting was called to order at 6.54 pm by Alfredo Varela the President of the Board of Directors. Also present were Board member Justus Lester, Sonia Bosinger the HOA Attorney, Mark Hills LCAM and Martyn Thorley LCAM of Association Solutions and a number of Homeowners.

2. Mark Hills confirmed that the necessary quorum for this reconvened meeting was half of 50%+1 of the 117 homeowners, this being 30. Mark Hills was pleased to confirm that quorum had been meet with 33 proxies and 13 members present.

3. Mark Hills reviewed the Notarized Affidavit of Providing Notice of the Reconvened Special Member Meeting with the meeting attendees and confirmed that all homeowners had been mailed the relevant documentation regarding the special meeting, including a proxy form.

4. Mark Hills asked if there were any questions from those present.

   A homeowner asked a question about the cost of the rental application under the proposed amendment to require owners to insist their renters fill out an HOA rental application. Sonia Bosinger said that in practice owners would most likely pass this cost on to their renter as opposed to paying it themselves. The proposed $50 security deposit would be returned to the renter at the end of the lease provided no damage had been caused by them to any common element or common area.

   A homeowner asked why, if the property manager carried out a check on any potential renter, it was also necessary for the HOA to carry out a check. Mark Hills said that the HOA would carry out a background check to ensure that they have knowledge of what type of person is wishing to rent in the community as the check would show if the person had a criminal record or was a sexual offender. Property managers are generally only interested if the renter can afford the rent.

   A homeowner asked if the proposed amendment restricting parking on the street would prevent them from parking on the street outside their home. Alfredo Varela said that this amendment was designed to give the HOA the power to prevent

someone running say a car mechanic business from their home and parking several vehicles on the street. It would not be used against individual homeowners who just needed to park on the street for a limited time.

A homeowner expressed strong concern on the proposal to reduce Quorum to 10%. She felt that this potentially would give too much power to the Board of Directors to make decisions. Mark Hills said that over the last three years the community had been able to reach Quorum only one time for the Annual Meeting which effectively meant that the Board members did not change as the meeting could not take place. If Quorum was reduced it was more likely that the Annual meeting would be able to take place and elections held.

A homeowner asked for clarification on what the proposed additional wording relating to Special Assessments for Capital improvements meant. Sonia Bosinger said that the intention was to reduce the Quorum requirement at any meeting so called to consider a special assessment, to be able to be passed by a simple majority of those present at the meeting as opposed to a majority of the total membership.

5. Voting then took place and the ballots were counted by Mark Hills and Martyn Thorley and double checked by Sonia Bosinger.

6. Mark Hills announced the results of the Ballot as follows:

   1. **Merger** 43 Yes Votes 1 No vote Result: **Passed.**

   2. **Amendment to Declaration** 43 Yes votes 3 No votes Result: **Did not pass as did not meet required 60 votes to pass**

   3. **Amendment to Declaration** 38 Yes votes 8 No votes Result: **Did not pass as did not meet required 60 votes to pass**

   4. **Amendment to Declaration** 40 Yes votes 6 No votes Result: **Did not pass as did not meet required 60 votes to pass**

   5. **Amendment to Declaration** 41 Yes votes 5 No votes Result: **Did not pass as did not meet required 60 votes to pass**

   6. **Amendment to Declaration** 42 Yes votes 4 No votes Result: **Did not pass as did not meet required 60 votes to pass**

   7. **Amendment to Declaration** 40 Yes votes 6 No votes Result: **Did not pass as did not meet required 60 votes to pass**

8. **Amendment to Declaration** 40 Yes votes 6 No votes Result: **Did not pass as did not meet required 60 votes to pass**

9. **Amendment to Articles** 42 Yes votes 4 No votes Result: **Did not pass as did not meet required 60 votes to pass**

10. **Amendment to Articles** 44 Yes votes 2 No votes Result: **Did not pass as did not meet required 60 votes to pass**

11. **Amendment to Bylaws** 38 Yes votes 8 No votes Result: **Passed**

12. **Amendment to Bylaws** 37 Yes votes 9 No votes Result: **Passed**

7. Alfred Varela thanked all those present for attending the meeting and motioned to adjourn. The meeting was adjourned at 8.09 pm