

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

MINUTES OF THE SPECIAL MEETING OF THE MEMBERSHIP

June 19, 2024

The president called the meeting to order at 10:05 a.m., on the date above noted via Zoom. Mr. Edelkopf then stated that if there were no objections, as president of the Association, he would chair the meeting and appoint Nasiba Cassidy to act as the recording secretary. Ms. Cassidy stated that the meeting had been properly noticed and certified the validity of the proxies.

The following board members were present at the meeting:

Joseph Edelkopf aka Yossi, President (in person)
YeShaya Katz aka Shaya, Treasurer/Secretary (via Zoom)
John Brown, Director (via Zoom)
Avi Rapaport, Director (via Zoom)
Joseph Schechter, Director (via Zoom)
Chris Palamidis, Director (via Zoom)

The Association's general manager, Nasiba Cassidy, was also present (in person), as was the Association attorney, Ryan Knight (via Zoom). John Joseph, director, was absent.

The Board and counsel then took questions from members of the Association regarding the proposed amendments to the Declarations and Bylaws. Any Association member present at the meeting that had previously not submitted a proxy was given the opportunity to cast their vote for or against the proposed amendments. The attorney explained that, pursuant to section 13.2 of the Declarations and 8.2 of the Bylaws, any proposed amendment requires approval of not less than 66 2/3% of the entire membership of the Association.

The following motion was presented to the membership for a vote:

1. To amend the Bylaws of Grenelefe Association of Condominium Owners No. 1, Inc, as follows:
 - (a) Amend Section 1.2 of the Bylaws to add Kaufman language ("as may be amended from time to time").
 - (b) Amend Section 3.1 of the Bylaws to reduce the members of the Board of Directors from nine (9) to five (5) members.
 - (c) Delete Section 3.14. (Directors' Fees) of the Bylaws.
 - (d) Amend Section 3.15 of the Bylaws to renumber to Section 3.14.
 - (e) Amend Section 6.3 of the Bylaws to provide for assessments due monthly; and
 - (f) Amend Section 14 of the Rules and Regulations to provide for the payment of regular assessments to be due on the first day of each month. A vote was taken, and the motion passed, with 642 voting in favor and 28 opposed.

2. To amend the Declarations as follows:

(a) Amend Sections 1 and 2 of the Declarations, as necessary, to provide for Kaufman language (“as may be amended from time to time”); and

(b) Amend Section 11.2 to provide for a background check for any purchaser. A vote was taken, and the motion passed, with 641 voting in favor and 29 opposed.

3. In the event any of the Rules and Regulations proposed by the Board are changed or amended during the meeting, I (we) authorize and instruct my proxy to use his or her best judgment on such matter. A vote was taken, and the motion passed, with 639 voting in favor and 30 opposed.

4. I (we) authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting. (Except for items 1 through 9, you may choose to grant general powers to your proxyholder, which authorizes your proxyholder to vote on other issues which might come up at the meeting, such as the proposed Rules and Regulations that may be amended from the floor during the meeting, and for which a limited proxy is not required.). A vote was taken, and the motion passed, with 640 voting in favor and 29 opposed.

A resolution for adoption of the proposed amendments was presented by the Association attorney, Ryan Knight. Chris Palamidis moved and John Brown seconded a motion, which was passed unanimously, to approve the resolution for adoption of the proposed amendments.

The attorney stated of the next step that the passed amendments will be recorded with the county and once done will be posted on the community website.

At 10:40 a.m., Joseph Edelkopf moved, and Kathryn Tidwell seconded the motion, which was approved unanimously, to adjourn the meeting.

Respectfully submitted,

Nasiba Cassidy
Secretary