

Windrush Bay Condominium Association, Inc.  
Amendment Change Meeting  
Tuesday, November 8, 2022  
WBCA Clubhouse  
6:00 PM

1. Ameri-Tech Property Manager, Chris Stancil, Called the meeting to order at 6:00 PM. Board Members Judy Sutherland and Bob Tannura were present, and Bob Hutchinson and Gina La Rocca participated via Zoom.
2. Quorum of the Board was established. A total of 85 proxies were received, and the attached ballots were tabulated.
3. Establish Proof of Notice of Meeting. Chris Stancil reported that notices of the meeting had been mailed on September 8, 2022, September 29, 2022, October 4, 2022 and October 24, 2022. In addition, notices had been placed on bulletin boards and sent through an e-mail blast.
4. The Board of Directors of Windrush Bay Condominium Association proposed to amend Section 8 of the Bylaws of the Condominium and asked for a vote of the membership on six items. The results of the vote were as follows:
  - A. Should the parking regulations set forth in the proposed amendment to Article 8 (a-d) be approved? 68 yes 17 no.
  - B. Should nuisance provisions added to Article 10.5 of the Declaration be approved? Vote 73 yes 11 no
  - C. Should the leasing restrictions added to Article 10.3 of the Declaration be approved? Vote 71 yes 14 no
  - D. Should Article 11.1 of the Declaration be removed? By removing the provision, all tenants, not just those leasing over twelve months, must be screened and approved by the Board of Directors. vote 71 yes 14 no.

- E. Should the leasing restrictions regarding approval/rejection of a lease application as proposed in Article 11.2 (a) (2) of the Declaration be approved? Vote 69 yes 15 no
- F. Should the leasing restrictions regarding notification of an approved or rejected lease as proposed in Article 11.2 (b) (2) of the Declaration be approved? Vote 69 yes 15 no

In addition, a vote was taken to wave the Year End Financial Reporting Requirements. Vote 65 yes 20 no

In order to amend the Bylaws, seventy five percent of the Association or 105 units are required to approve the change. The above vote falls short of the needed number. The Board decided to recess the meeting and reconvene on the third Wednesday in January, in order to provide the opportunity for additional owners to vote.

Motion by Bob Tannura, seconded by Bob Hutchinson, to recess the Amendment Change Meeting and reconvene in conjunction with regular Board Meeting on Wednesday, January 18, 2023.

Motion carried 4-0