

Econfina Preserve Property Owners Association, Inc.

8050 SW 170 Street

Palmetto Bay FL 33157

305-343-1527

Minutes of the **2024 Special Meeting on Amendment of Documents** of the Econfina Preserve Property Owners Association Inc.

1. **Call to Order:** President Rafael Paredes called meeting to Order at 11:03 am on 8-17-2024.
2. **Roll Call of Officers:**

Rafael Paredes	President
Kieth Curtis	Treasurer
Raul Delgado	Secretary

Established a Quorum:

Presidents Report:

1. Stated that the meeting was about amending eight sections of our governing documents.
 2. Reason, to promote growth and bring our property values up.
 3. Explained that with needed 2/3 votes to pass and that we currently have ninety-nine members because one of them could not vote due to nonpayment of assessment.
 4. Explained that 2/3 of 99 was sixty-six votes needed to adopt the changes.
 5. Went down the list of amendments and stated that each passed with 70% or more.
 6. Stated that all votes will be retained for reviewing.
 7. Randol Lockey voted in the affirmative at the meeting.
-
3. **Treasurer Report:** Information was provided of the financial status of the Association. The owner's participation is reported to be at 99%. Association fees are maintained at present rates. Association Fund have been used for road maintenance, gate maintenance and camera upkeep. Approximately 78K is remaining for this year.

4. Owners Questions:

Opened the floor for questions:

- We spoke about construction on the bridge, Mr. Golding gave his opinion on how the bridge should be fixed.
- President stated that the work to the bridge will commence on Monday and any travel to the property should be done via the rear gate entrance.
- President also mentioned that the materials used to raise the road on the bridge will be from materials coming from lot 35 (pond) which will also improve the value of that lot which belongs to the association.

- Mr. Golding inquired about a special assessment for fixing the bridge.
- President explained that fixing the bridge was a priority which we could not wait for a special assessment process and that we would be using current account funds to repair it. President also stated that it would be \$10K for the road and culvert pipes and additional 3k for the bridge railings.

5. **New Business:**

All Eight Amendments passed with at least 70% affirmative vote. Information will be updated and posted on the Econfina Preserve Owners Association website.

6. **Next Meeting:** Date pending.

The board meeting adjourned at 1141 AM.

These Minutes approved by Econfina Board.