Oct 26, 2023 Special Board Meeting.

Attendees: Mike, Ray, Maria, Tim, Steve, Cindy

* Lauren (ALS Input Specialist) provided a 3-month timeframe to have all legal documents updated and complete, as the quickest timeline assuming the Board turns the draft versions and decisions around quickly.
* Bylaws are completed as of 10/24 email; they just need to be reviewed by an Attorney.  Maria to work with Lauren to get a copy to the Board for review as soon as possible.  Review at the next meeting.
* All agreed for electronic communications to be included in the Bylaws for approval at the annual meeting.
* 30 days are needed for new Board Elections.
* There are no consequences given we are working on restating the governing documents if we go beyond the 13-month period for our next annual meeting.
* Tim can get notices out for the Regular Board Meeting on 11/20 to review the Draft budget.
* Ray to meet with Tim to discuss the 2024 Draft Budget.
* All agreed to ensure the quorum is 1/3 of the vote for all meetings.
* All agreed to target January for the annual meeting.

**Motion Approved -** to provide the new Bylaws at the annual meeting.

**Motion Approved -**Term Limit of 2 years for election of Board Members. 2-year term for 3 officers and 1 year term for 2 officers.  This will allow future elections to be offset and not a full election of all board members.

**Motion Approved**- Remove Secret Ballots from the Bylaws

**Motion Approved** - to keep the yearly dues at $60 and not increase them for 2024.

**Discussions around Section 94 as a subdivision to SGC**.  ARC would like to be on its own and not under SGC.  Negotiations need to be made with SGC to accomplish this since section 94 is a subdivision of SGC   As a mandatory POA we still have the same Deed restrictions as SGC, but we can decide that ours are just stricter.  We would like to be able to keep the additional fees for Waterview vs. SGC collecting the majority of all fees and we net only $50 each.  Tim to help with negotiations with SGC to try and reach an agreement.

**NELA (Non-Exclusive License Agreement) discussion:**

Steve proposed having owners be able to have the option to have the DEP VOE or an Environmentalist determine if the Greenbelt is wetlands or uplands.  Also, we would hold owners responsible for any DEP fines imposed on us.

Steve to write up changes to Section 1, A - Determination of Wetlands or Uplands to reflect this option and changes for Lawyer to review.

Lawyer to review Section 3 Compliance with Laws to ensure we are protected in the event of DEP fines.

Next Meeting is scheduled for Nov 1 at 8:30 EST.