



Madison Place of Pompano Beach  
Homeowners Association, Inc.  
1001 Northwest 33<sup>RD</sup> Manor  
Pompano Beach, FL 33064-5931

**Board of Directors**  
Erik Shryock | President  
Sierra Bubbs | Vice President  
Jason Dasher | Secretary  
Larry Singh | Treasurer  
Joseph Davidson | Director

## AGENDA

**Monday, November 18, 2019 7:00 p.m.**

### ANNUAL MEETING

**Pool Pavilion of the Association – 1001 NW 33<sup>RD</sup> MNR, Pompano Beach, Florida 33064  
COUNTY OF BROWARD**

1. Call to Order by the President at **7:00** p.m.
  - a. No more ballots may be cast.
2. Call for Proxies
  - a. Proxies will be counted and recorded
3. Roll call of the Members
  - a. Members will say "AYE" when their name is called
4. Establishment of Quorum – Required quorum of Members and Proxies must be thirty-three (33) Members in the aggregate.
  - a. Members Present in-person or via proxy:  
**63 – Exceeds 33 vote minimum required to continue.**
5. QUESTION #1 – Third Amendment to Documents. (Requires that any Buyer(s) must be approved by the Association.)
  - a. Ask Members to come up and sign for the change of the Declaration.
  - b. NUMBER OF "YEA" VOTES: **63 – Exceeds 55 vote minimum for passage.**
6. QUESTION #2 – Fourth Amendment to Documents. (Changes date late fees are applied from the 6<sup>th</sup> day of each month to the 11<sup>th</sup> day of each month.)
  - a. Ask Members to come up and sign for the change of the Declaration.
  - b. NUMBER OF "YEA" VOTES: **62 – Exceeds 55 vote minimum for passage.**
7. QUESTION #3 – Should the Association adopt the 2020 Budget as recommended by the Board of Directors?
  - a. Roll call of the Members.
  - b. Required number of votes to pass: **Thirty-Three (33)**
  - c. NUMBER OF "YEA" VOTES: **27**
  - d. NUMBER OF "NAY" VOTES: **41**
  - e. Motion is **REJECTED** and Association shall use the 2019 Budget Figures as an Ad-Hoc 2020 Budget until a new budget can be developed and approved by Members.

### ~~8. BOARD ELECTION~~

- ~~a. Ballot Envelopes:
  - i. Evaluate for fitness
  - ii. Check against Member Roster to ensure no duplicates~~
- ~~b. Ballot Envelopes meeting requirements of Florida Statutes are opened with envelopes to one side and ballots to the other.~~
- ~~c. Ballots are handed to the Secretary for evaluation, read aloud by the Vice President.
  - i. Any ballot where more than five (5) marks are present is invalid in its entirety.
  - ii. Any ballot where more less than one (1) mark is present is invalid in its entirety.~~



MANAGED  
BY

**METROPOLITAN PROPERTY GROUP FLORIDA, LLC**  
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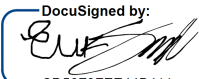
- iii. ~~Any ballot where a determination of the voter's intent cannot be clearly determined shall only be counted insofar as the ballots' clear intent and in accordance with the instructions.~~

**NOTE: Item(s) struck in red are those that were struck upon the Advice of Counsel and were adopted in a Motion at a meeting on MON 12 NOV 2019.**

Meeting was adjourned at **8:45 p.m. by a Motion of the Treasurer, Second by President with none opposed.**

APPROVED MINUTES ON **10 FEBRUARY 2020** VIA A MOTION OF THE BOARD OF DIRECTORS.

CERTIFIED BY THE SECRETARY:

DocuSigned by:  
  
CD56F9FEE44B411...

Erik Shryock, Board Secretary

ACKNOWLEDGED BY THE MANAGER:

DocuSigned by:  
  
CC8F1665665B4D4...

Matt Jelinek, CAM (Manager)



MANAGED  
BY

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