



Madison Place of Pompano Beach
Homeowners Association, Inc.

1001 Northwest 33RD Manor
Pompano Beach, FL 33064-5931

Board of Directors

Erik Shryock | President
Sierra Bubb | 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 33RD 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 6th day of each month to the 11th 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:
A handwritten signature in black ink, appearing to read "Erik Shryock".
CD56F9FEE44B411...

Erik Shryock, Board Secretary

ACKNOWLEDGED BY THE MANAGER:

DocuSigned by:
A handwritten signature in black ink, appearing to read "Matt Jelinek".
CC8F1665665B4D4...

Matt Jelinek, CAM (Manager)



MANAGED BY

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