

**Studio Villas II Association, Inc.**  
(dba Legend Villas)

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Special Meeting of the Members  
February 14, 2026

The special meeting of the members was called to order by President Graham Clarke immediately following the Annual Meeting of the Members in the Bay Point Community Association Conference Room and by Zoom videoconference. The Board members physically present were Graham Clarke and Barry Parker. Board member present by Zoom videoconference was Patrick Hughes. Absent was Bill Neketis. Also present were homeowners Doug & Diane Reinshagen, Chris Oeland and Martha Middleton, recording.

1. Quorum called. Martha Middleton reported that after tabulating all proxies and members present, a quorum had been achieved with 22 out of 36 units represented.
2. Condominium Documents. Mr. Clarke explained the purpose of the meeting was to vote on the amended and restated Declaration of Condominium and By-Laws. All owners have received hard copies of the proposed documents along with a proxy to vote on their acceptance. After tabulating all votes, Mrs. Middleton reported that of the 22 votes cast, 20 votes were in favor and 2 votes were against. Mr. Clarke stated that the Board will continue to solicit votes to reach the 75% threshold of the total ownership to amend the documents and not just a majority of owners casting a vote by proxy for today's meeting.

Therefore, it was moved by Barry Parker, seconded by Doug Reinshagen and carried unanimously to leave the special meeting open in order to solicit the additional 7 votes needed to pass the amended documents. The Board will reschedule a continuation of the meeting within the 90 days allowed by Florida statutes and concurrent with the next Board of Directors meeting in late March.

With no further business to come before the owners, the meeting ended at 9:30 a.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton  
Recording Secretary