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Boynton Waters Homeowners Association, Inc.
April 22, 2019 Annual Meeting

Minutes

1. Call to Order

- a. Meeting was called to order at 6:04 PM.

Board President, Chuck Mucciolo, welcomed everyone and introduced the Board, management, and association attorney, Paula S. Marra, of Rosenbaum PLLC. Ms. Marra was present to assist owners and the Board with the proposed amendments being voted on at the meeting.

2. Proof of Due Notice of the Meeting was confirmed by Javier Parada, Property Manager, APM Management.

3. Roll Call

- a. Present: Carlos Souto, Mike DeCrescenzo, Cheryl Keyes and Chuck Mucciolo, Manny Lozano, and Robert Pickman, and Javier Parada, Property Manager, APM Management.
b. Absent: None

4. Approval of the 2018 Annual Meeting Minutes

- a. The 2018 Annual Meeting Minutes, which have been posted on the association's website, as a draft, were read by Chuck to all present. The minutes were approved by a majority of the owners in attendance. 12 out of 16 owners voted in favor. **Motion passed.**

5. Board Elections

- a. As there were enough candidates, by existing Board members running again, and there were no other candidates, the Board just rolled over and will remain the same for the next year. Officer positions will be decided by the Board in their organizational meeting that will immediately follow this meeting.

6. Proposed Declaration Amendments Vote

- a. A committee of volunteer owners was chosen to count the ballots/proxies for each of the proposed amendments, while the association attorney and the Board answered questions from the audience.

The proposed amendments were:

Article I, Definitions

Article IV, Section 9, Subordination of the Lien to First Mortgages

Article VI, Section 6, Nuisances

Article VI, Section 11, Visibility at Intersections

Article VI, Section 15, Fences

Article VII, Sales and Activity and Declarant's Rights

Article VIII, Section 4, Enforcement

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Article VIII, Section 10, Leasing

b. Lake Maintenance and Fish Restocking

Owner Mark Halmo spoke on the lake maintenance to date and recent restocking of fish. The Board thanked Mark for his assistance and efforts with the lake.

7. Proposed Amendments Voting Results

- a. Chuck read the results of the voting and although very close on all the proposed amendment changes, the only vote that passed was the elimination of Section 10, Leasing, of Article VIII.

After some final discussion on the results, Chuck thanked the voting committee for their work and everyone for their participation and attendance at the meeting.

8. Adjournment

- a. Meeting adjourned at 7:20 PM