

WHITTIER TOWERS APARTMENT ASSOCIATION

TALLY OF VOTES:

House Rules:

Ratified on initial startup with a full house vote of owners. A vote was not required, however, as the house rules were changed significantly, the board of directors voted to have all owners participate in the adoption of the house rules in 2021.

YES	31
NO	5
NO RESPONSE	14

The WTA House Rules are reviewed on an annual basis and ratified each April at the board of directors meeting. The prior month all owners are asked for input to add or delete a rule. All suggestions are considered unless there is a conflict with the Association By-Laws.

Whittier Towers Bylaws:

The Bylaws were changed from the original 1967 version with the assistance of KBR Legal and the president of the Association at that time. KBR legal handled the distribution of the new Bylaws, collected and tallied all votes. The new Bylaws were adopted aligned with Florida State Statutes and subsequently filed with Broward County. The Bylaws can be found with a clean copy and the document sent by KBR Legal showing the changes to the original version. The final vote can be accessed at KBR legal and is as follows:

YES	42
NO	0
NO RESPONSE	8

Bylaw Amendment:

WTA, like all other FL condos, faced massive hikes in insurance after the collapse of the condo building in Miami. The BOD took action to reduce the insurance costs by utilizing a broker that worked with the association to put WTA in the best position possible. The potential increase was 240k to 292k. One of the issues was the volume of rentals on the property. A by-law amendment was handled by Rachel Frydman, Esq. to limit rentals with a cap and to reduce the number of times an owner could rent on an annual basis. The

amendment passed and the reduction/cap on renting assisted with dropping the insurance. The new rate in 2024 was \$120,000.

The vote was tallied by the law firm; the amendment was filed in Broward County and is as follows:

YES	32
NO	0
NO RESPONSE	16