

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF  
TOWNHOMES II OF FAIRFIELD, INC. HOMEOWNERS ASSOCIATION  
HELD ON TUESDAY, FEBRUARY 5th, 2019 AT 7:00 PM, IN THE  
CLUBHOUSE**

The Annual Meeting of the Members of Townhomes II of Fairfield, Inc. Homeowners Association was held on February 5<sup>th</sup>, 2019 at 7:00 PM in the Clubhouse located at 21300 Lennox Drive, Boca Raton, Florida. Larry Abrams, Les Wild and Rachelle Cohen present along with Dawn Bedusa from RMC.

Larry Abrams called the meeting to order at 7:06 PM and then turned the chair over to Dawn Bedusa. Dawn Bedusa stated that the purpose of this meeting is to appoint the 2019 Board of Directors and presented the affidavit of mailings showing that proper notice of the meeting was sent to all homeowners.

Dawn Bedusa stated that a quorum had been met in person or by proxy. Two chairs were up for election. Les Wild and Rachelle Cohen were the only two running for the two available spots and so by acclamation are elected to the board. The 2019 Board of Directors will remain the same. Larry Abrams, Lester Wild and Rachelle Cohen.

Larry wanted to talk a few minutes about an upcoming meeting scheduled for February 25, 2019 to discuss a special assessment and take questions from the floor. A brief discussion ensued regarding the future projects and the assessment fees and interest.

Since there was no further business before the board, Larry suggested holding the organization of the Board Officers. All members of the Board agreed the Officers will remain the same. Larry moved for Les to remain Vice President, Rachelle to remain Secretary and for himself to remain President/Treasurer; seconded by Les Wild. All in favor. Motion carried. Rachelle questioned when the Representative Voter for the Master will be decided. Larry stated he would remain the voter's representative since they all just agreed to keep the same positions. Rachelle stated that she was interested in the position or in possibly appointing another owner. No other owners present volunteered for the position. Les Wild agreed that Larry should remain the Master voting representative.

There being no further business before the Board, the meeting was adjourned at 7:26 PM.

Respectfully submitted,  
On behalf of the Secretary,  
Of the Board of Directors,  
Townhomes II of Fairfield, Inc. Homeowners Association