

Minutes
Special Homeowners Meeting
Serenoa Lakes Community Association
June 1, 2022

A special meeting of the Serenoa Lakes Community Association homeowners was held at the Serenoa Golf Club Restaurant, 6773 Serenoa Dr, Sarasota, Florida 34241 on June 1, 2022. This meeting was presided over by Peter Balint, President.

The directors in attendance were Peter Balint, Steve Lanser, Michelle Carpenter, and Dave Anderson (via Zoom).

Peter Balint called the meeting to order at 7:00 pm.

Calling of the Roll (Secretary Steve Lanser):

There are 17 households in attendance and 39 households submitted proxies. A quorum of 30% (28) of all households is required to hold the meeting. The required quorum has been met.

Proof of Meeting Notice (Secretary Steve Lanser):

This meeting was properly noticed by the Board to all homeowners via USPS (postmarked May 17, 2022) or via email also sent on May 17th. Also, the signboard was posted in the entrance area on May 30, 2022.

Opening comments and presentations: Peter Balint welcomed all in attendance and explained that the purpose of this special meeting was to vote on changing the language in our Covenants and Restrictions (C&Rs) that would require all homeowners with tile roofs to use tile when their roof is replaced. Several homeowners had approached the Board of Directors (BOD) to urge us to make this change. The reason for this change is to maintain and improve the upscale quality of our community.

Peter Balint explained that we consulted with our community attorney to develop the language change to Article III, paragraph 2. Dwellings in our C&Rs. After reading the proposed change in language, he opened the floor for discussion. After a robust, respectful discussion on the proposal, it was put to a vote with:

43 Approved

13 Not Approved

The proposed language change in our C&Rs fails, as the majority of households, 47 votes, is needed for approval.

Peter Balint thanked all the homeowners who participated in this meeting.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted