

**A Florida Not-For-Profit Corporation & 55-Years and Older Community**

***VILLAGE ON THE GREEN***

***CONDOMINIUM II ASSOCIATION, INC.***

**BOARD OF DIRECTORS SPECIAL MEETING MINUTES**

**1) CALL TO ORDER/PROOF OF NOTICE/ROLL CALL**

The Board of Directors special meeting was called to order at 2:02 p.m. on Sunday, April 2, 2017 at the VOG Club House by President Colleen Tracy. Proof of Notice was presented by Secretary Carmen Murray. Present for meeting: President Colleen Tracy, Vice-President Joni Dagios, Secretary Carmen C. Murray, Treasurer Marcia Charlton, Buildings and Grounds Director Mark Langman, Board Assistants Lynn Cook and Murle Whitten, and Ameri-Tech LCAM Bob Kelly. Four residents were in attendance: Charles Crusie, Beverly Maskell, Donald Murray, and Ted Whitten.

**2) TABLE CONSIDERATION OF CAT PROXY VOTE UNTIL THE FALL, 2017  
BOARD OF DIRECTORS MEETING. THIS WILL ALLOW THE BOARD TO SEEK  
LEGAL ADVICE AS QUESTIONS HAVE COME UP ON CHANGING OUR BYLAWS  
WHICH HAVE TO BE DEALT WITH BEFORE THE CAT PROXY VOTE AND OTHER  
FUTURE PROPOSED CHANGES CAN BE PROPERLY ADDRESSED.**

Colleen read the proposal and Carmen moved to table consideration of the cat proxy vote until the Fall, 2017 Board of Directors meeting to allow the board to seek legal advice as questions have come up on changing our Bylaws which have to be dealt with before the cat proxy vote and other future proposed changes can be properly addressed. The motion was seconded by Joni, and by majority vote approved. Resident Ted Whitten asked if tabling the motion would mean “sweeping it under the rug”. Joni spoke of learning that an interpretation of the Bylaws came up following the February 20, 2017 meeting. She said as an owner she was uncomfortable having such a small margin determine anything. She wanted a better understanding because for years it was a majority of owners voting to change any amendment. Joni stated it should always be a majority. Murle then stated that she was on the board when the new documents were done in 2004 and from that time forward, it has always been 66 2/3% of 87 units. Murle said it requires a quorum for passage of 58 votes. Murle was appalled when she saw it could be done with 18 people. Lynn also thought it was 58. Discussion followed about the length of time the cat issue has been around. Marcia spoke to Patio Homes former president, Mr. Besaw. He said their board went outside and got a lawyer to amend their Bylaws. They don’t allow any animals. Discussion followed with Board members and residents.

Marcia opined that the language for service and comfort animals should also be addressed. LCAM Bob Kelly (hereinafter “LCAM Bob”) talked about the difference between comfort animals and service animals. Marcia noted that comfort animals can be anything from a hamster to a pot-bellied pig or iguana. Marcia said the LCAM should talk to Mr. Besaw because they have comfort animals. Lynn would prefer this cat situation be resolved soon.

Marcia asked if we could do this before a May meeting. Colleen was going to suggest doing it before the April meeting, because the May meeting is the last meeting and many residents are already seasonal. Murle stated that would be the choice of the new board to hold a May meeting or not.

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Resident Charles Crusie commented that he is a permanent resident and he sat through his interview and was told no animals, no pick-ups, no motorcycles. He stated, whether right or wrong, he did not buy in here for some cat litter odor. He talked of receiving a pro-cat letter from another resident who will not be here during the summer as the resident goes north. Discussion followed.

Resident Donald Murray asked if a license was required every year if this goes through. LCAM Bob said it was only required once. Marcia said Pinellas County charges a fee to register a cat and it has to have a rabies vaccination. Spaying or neutering is not required in Pinellas County and the fee is waived for service animals, however, it is supposed to be a yearly thing to renew your cat. Carmen said should this pass, all of these questions are going to have to be answered and there is a new board that will have to deal with the issues. She stated that using the 10 or 15% that LCAM Bob listed was unfair to all residents; it was only fair to cat owners. She opined the cat vote had to be tabled until November to straighten out all these issues first because nothing would happen this summer. Mark said his concern is that very few of his friends have just one cat, which brings up the concern about the dumpster problem. Mark talked of rehabbing houses with a cat odor. He stated he would not rehab such a house. Discussion ensued about what happens if there are two cats because your cat is lonely, and you get another cat, such as a companion cat. Resident Charles Crusie talked of having a new majority vote and his desire to have his motorcycle and pick-up. Joni commented that there were no pick-up trucks, or motorcycles allowed in any community. LCAM Bob reached out to Attorney Greenberg on Friday because it is possible somebody amended the documents before LCAM Bob's tenure. He saw the low number as a red flag, stating that resident elder statesmen were telling him it should be all membership. Marcia said this is a formal vote because we are changing the Bylaws. Carmen said perhaps you have to question why it got changed for this one issue. Mark said he was told they have been using 66 2/3% of all homeowners all along. LCAM Bob asked for clarity because he agreed and was not disputing that 15 was a low number. Lynn said that is why we need to talk to the attorney and get it clear. Maybe the first step before the cat vote is to fix that rule. Lynn said we are not going to send proxies out until we get this straightened out. LCAM Bob said he told the attorney there is a history of using 66 2/3% of all units. LCAM Bob again requested clarity. LCAM Bob then said he would let Mark know on Monday how many proxies had been received. Carmen asked if a quorum was necessary to hold an annual meeting. LCAM Bob said that is all the proxies are for. LCAM Bob said a new agenda would be mailed out to all owners. Carmen said she would see that it was posted in a timely manner. Marcia then asked if the present board was still in power and the answer was until April 17th, but the cat amendment will be tabled until the Fall board meeting. Questions followed regarding the precedent already set of using 66 2/3% of the entire membership.

Resident Charles Crusie talked of units already having cats, as did Marcia. LCAM Bob then spoke of the need for a fining committee with a minimum of three people not on the board to establish the fining rates and occurrences. For instance, \$100 each occurrence each day up to \$1,000 maximum fine. Mark asked if any other associations had fining in place and requested that the LCAM supply the proper wording. LCAM Bob agreed to provide this information. Resident Donald Murray wanted to know, if the precedent was previously set at 66 2/3% of all homeowners, who came up with the new proposed precedent of 30% quorum. Discussion followed with the members agreeing that the documents needed to be consistent with the wording of an affirmative vote of 66 2/3% of all homeowners to change an amendment, not just those present and by proxy voting.

**3) ADJOURNMENT:** Colleen adjourned the meeting at 2:58 p.m.

**4) NEXT BOARD MEETING:** Monday, April 17, 2017 following Annual Meeting.