



MINUTES

Special Members Meeting – February 20, 2024

1. Call to Order and Establish Quorum. The meeting was held at the St. Johns County SE Library (6670 US-1, St. Augustine, FL 32086) and was called to order at 6:02 p.m. by Scot Scurlock. A quorum of the membership was present, either in person or by proxy. Madison Frost represented Elim Services. Bryan Davis represented BMD Law Firm. See sign in sheet for owners present.
2. Vote to Adopt Proposed Amendments. Duane took the floor to acknowledge negative feedback received from the members. Scot made a motion to vote to approve or deny amendments by raising your hand, encouraging owners to vote no. Only two owners raised their hand in favor of the amendments. Proxies will be kept on file but are considered null and void.
3. Open Forum. Scot went over the reasons for the Board working with Bryan to create the amendments. The Board has gotten complaints that they cannot fully address with the current governing documents; mold/mildew on gutters and siding, AC window units, disabled vehicles, antenna, etc. The proposed amendment pulled from both the original builders' governing documents and the recorded, current governing documents. Owners shared they found the amendments overwhelming and extreme. Concerns were about providing receipts for services rendered, strict rental restrictions, ARB requests for changing garden plants, language giving the Board more power, etc. Owners seemed to agree that the governing documents should be stronger but would like more concise, simple language that is more unique to the community. Bryan Davis explained that most of the language is from amendments he has seen passed in other communities.
4. Appoint Amendment Committee. Lori Becker, Brandon Brown, Matt Campbell, Erin Celii, Stepanie McEnany, Kevin Pasternak, and Betty Roy stepped forward to volunteer on a committee to go over the proposed amendment and make revisions.
5. Adjournment. Being no further business, Scot Scurlock motioned to adjourn at 7:30 p.m. Jennifer seconded the motion. All in favor.