

Old Mill Cove Homeowner's Association

1941 Mayport Road, Atlantic Beach, FL 32233 (904) 241-8886



«Owner_»

«Mailing_Address_1»

«Mailing_Address_2»

NOTICE OF COMMUNITY MEETING

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of The Old Mill Cove Homeowner's Association, Inc., that a Community Meeting will be held by the Board of Directors at the following date, time, and place. The enclosed amendment to the Bylaws of The Old Mill Cove Homeowner's Association will be adopted at this meeting.

Date: Tuesday, April 22, 2025

Time: 6:30 p.m.

Place: Elim Services

1941 Mayport Rd

Atlantic Beach, FL. 32233

The meeting will be held via Zoom as well. **The Meeting ID is 337 030 5373.** You may participate online at www.Zoom.com or by phone at (312) 626-6799.

OLD MILL COVE HOMEOWNER'S
ASSOCIATION, INC.

Ashley Boettcher

By: Ashley Boettcher, CAM
Elim Services, Inc.

Dated: This 8th day of April 2025

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Meeting Agenda

04/22/2025

- Establish a quorum of the board/call meeting to order
- Approval of minutes from previous meeting
- Present and adopt amendment to community bylaws
- Open Forum
- Adjournment

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PROPOSED AMENDMENT TO THE BYLAWS OF THE OLD MILL COVE HOMEOWNER'S ASSOCIATION, INC.

The proposed amendment is to Article VII Assessments: Section 5

Current Language:

In addition to the annual assessments, the Association may levy, in any fiscal year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, extraordinary repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, ~~provided that any such assessment shall have the assent of two thirds of all members who are entitled to vote at a meeting duly called for this purpose.~~

Amended Language:

In addition to the annual assessments, the Association may levy, in any fiscal year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, extraordinary repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of a 2/3 majority vote of members who are present where a quorum is present, at meeting duly called for this purpose.

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