

Tequesta Garden Condominium Association, Inc.

"We're retired from working, but are working at having fun"

DISCLAIMER: This Synopsis of the Minutes has been prepared for the convenience of Owners as early information only and has not yet been approved by the Tequesta Garden Condominium Board as the Official Minutes.

Reconvening of Annual Meeting

April 26th, 2022 1:00 PM

The meeting was called to order at 1:00 PM by Board member Peter Kline. There were 17 residents in attendance and 12 on ZOOM to salute and Pledge Allegiance to the flag.

Election of Chairman of the meeting

Roger Kjar moved to nominate Board member Peter Kline as chairman of the meeting; it was seconded by Ted Lint. Vote was unanimous to approve. **Motion approved.**

Calling of the roll and certifying of proxies

ROLL CALL:	Peter Kline— present	Kathy Devine – present
	Roger Kjar – present	Ceil Roy - present
	Dick Carter - present	John Skoglund – present
	Bonnie Perry – present	Ted Lint - present
	Nancy Heines - present	

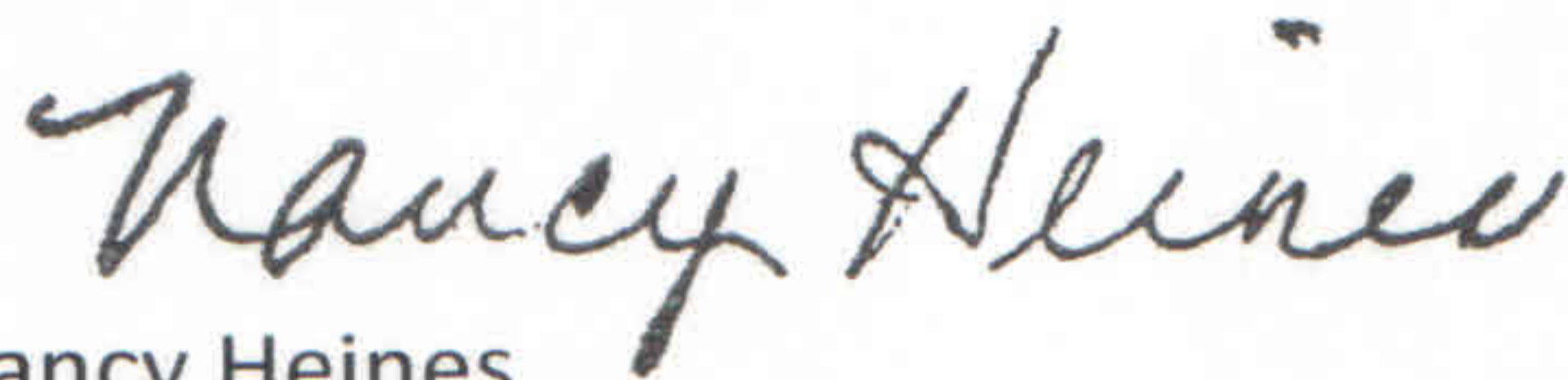
We had 17 residents in attendance, 12 residents on ZOOM, 97 proxies and 31 ballots that were previously turned in. We had a quorum.

Proof of notice of meeting: Nancy Heines verified the proof of posting the notice of the reconvening of the meeting.

UNFINISHED BUSINESS: The two proposed amendments to the Declaration of Condominium of Tequesta Garden were passed by a majority of participating members of the Association. See attached amendments.

Adjourned: Bonnie Perry moved to adjourn the meeting. John Skoglund seconded. All were in favor. Meeting adjourned at 1:12 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Nancy Heines".

Nancy Heines
Secretary

PROPOSED
AMENDMENTS TO THE
DECLARATION OF CONDOMINIUM OF
TEQUESTA GARDEN

(Additions shown by "underlining";
deletions shown by "strikeout")

ARTICLE VI
MAINTENANCE, ALTERATION AND IMPROVEMENT

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B. Common Elements.

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2. Additions, Alterations or Improvements to Common Elements or Association Property by the Association. No portion of the Common Elements and Association Property may be subject to any additions, alterations or improvements (as distinguished from maintenance, repairs and replacements) which involve a common expense in excess of ~~one (1%)~~ two (2%) percent of the annual budget then in effect for Common Expenses, including operating expenses and reserves, for any individual addition, alteration or improvement, or in excess of five (5%) percent of the annual budget then in effect, including operating expenses and reserves, for all additions, alterations or improvements undertaken within a fiscal year, unless such additions, alterations or improvements have been approved by not less than a majority of the votes of the participating membership of the Association present, in person or by proxy, at a meeting called for that purpose at which a quorum is established or voting by written agreement where at least a quorum of the membership participates. Any additions, alterations or improvements to the Common Elements or Association Property, or any part thereof, costing less than ~~the one (1%)~~ two (2%) percent or five (5%) percent thresholds described above, may be approved by the Board of Directors without approval of the Unit Owners. The cost and expense of any such additions, alterations or improvements to such Common Elements or Association Property undertaken by the Association shall constitute a part of the Common Expenses and shall be assessed to the Unit Owners accordingly. Under no circumstances may an alteration or addition to the Common Elements of a particular condominium be approved solely by a vote of the owners of units in that particular condominium.

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ARTICLE XI
USE RESTRICTIONS

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D. Nuisances. No nuisance shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and property use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. Smoking and secondhand smoke are fire, health and safety hazards. Smoking and secondhand smoke are nuisances. No dwelling unit owner shall permit any use of his dwelling or make any use of the common elements that will increase the cost of insurance upon the condominium property.

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