

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.  
SPECIAL BOARD OF DIRECTORS MEETING JANUARY 30, 2010

Special Board of Directors meeting at 2:00 p.m. at the Clubhouse

Present: André Mongrain, President  
Gaby Bélanger, Vice President  
Claude A. Comtois, Secretary  
André Bergeron, Director  
Roch Massicotte, Director  
Marian Petrescu, Director  
André Pellerin, Director

I. Quorum

The Secretary confirmed that the quorum was achieved.

II. Approval of the Agenda

The approval of the agenda was moved by André Bergeron, seconded by Roch Massicotte, and unanimously approved.

III. Vote to modify mainly article VII-I-C and article VII-I-D of the bylaws of the Association, and other articles if necessary, so our bylaw will allow the use of email as a method of communication, all in accordance with current Florida statutes.

President Mongrain explained the reasons for the modification of the bylaws and read the attached proposed modifications. (See attached 2-page copy.)

President Mongrain added that 75% of the members have to approve the modification of the bylaws and was pleased to announce the results of the vote:

In favor: 338

Against: 0

Equivalent to 82.2% of the owners

Modification was approved.

IV. Adjournment

André Bergeron moved to adjourn the meeting at 2:10 p.m., seconded by Roch Massicotte and unanimously approved.

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Claude A. Comtois, secretary

Annex: Bylaw modification (see attached 2-page copy)  
CAC/ec

## FIRST MODIFICATION OF THE BYLAWS

Under Article VII-1. of the Association bylaws (ORB 6009-PAGE 1670 and 1671) it is mentioned under paragraph C. Notice of Meeting, the following:

“It shall be the duty of the Secretary to provide notice of the annual meeting of members or of special meetings of members, stating the purpose thereof as well as the time and place where it is to be held, to each member of record, at his address as it appears on the membership book of the Association, or, if no address appears, at his last known place of address, at least fourteen (14) but not more than forty (40) days prior to such meeting. Notice of the annual meeting of members shall be posted at a conspicuous place at the Condominium Property, at least fourteen (14) days prior to the annual meeting and at least 48 hours in advance of each other meeting, except in case of emergency. If hand delivered, receipt of such notice shall be evidenced by receipt signed by the member. An officer of the Association shall provide an affidavit, to be included in the official records of the Association, affirming that notices of the Association meeting were mailed or hand delivered in accordance with the provisions of Section 718.112(2)(d), Florida Statutes, to each member at the address last furnished to the Association. Notice of any meeting at which assessments against members are to be considered shall specifically contain a statement that such assessments will be considered and the nature of such assessments.”

It is recommended that this Article VII-1-C. Shall be modified to read as follow:

It shall be the duty of the Secretary to provide notice of the annual meeting of members or of special meetings of members, stating the purpose thereof as well as the time and place where it is to be held, to each member of record, at his *mailing or electronic* address as it appears on the membership book of the Association, or, if no *mailing or electronic* address appears, at his last known place of *mailing address or electronic address*, at least fourteen (14) but not more than forty (40) days prior to such meeting. Notice of the annual meeting of members shall be posted at a conspicuous place at the Condominium Property, at least fourteen (14) days prior to the annual meeting and at least 48 hours in advance of each other meeting, except in case of emergency. ~~TO BE DELETED ( If hand delivered, receipt of such notice shall be evidenced by receipt signed by the member )~~ . An officer of the Association shall provide an affidavit; to be included in the official records of the Association, affirming that notices of the Association meeting were mailed, *hand delivered or electronically transmitted in accordance with Section 718.112(2)(d)(2), Florida Statutes* to each member at the last address (*mail or electronic address*) furnished to the Association.. *The Association shall also maintain the electronic mailing addresses and the numbers designated by unit owners for receiving notice sent by electronic transmission of those unit owners consenting to receive notice by electronic transmission. The electronic mailing addresses and numbers provided by unit owners to receive notice by electronic transmission shall be removed from Association record when consent is revoked. However, the*

*Association is not liable for an erroneous disclosure of the electronic mail address or number for receiving electronic transmission of notices. Notice of any meeting at which assessments against members are to be considered shall specifically contain a statement that such assessments will be considered and the nature of such assessments."*

## **SECOND MODIFICATION OF THE BYLAWS**

Under Article VII-1. Of the Association bylaws (ORB 6009-PAGE 1671) it is mentioned under paragraph D. Budgetary meetings the following:

"The Board of Directors shall mail....."

It is recommended that this part of Article VII-1-D. be modified to read as follow:

The Board of Directors shall, *hand deliver or electronically transmit* a meeting.....