

Special Board of Directors Meeting Minutes
The Resort at Eagle Mountain Lake Homeowners Association, Inc.
May 16th, 2024

Name	Title	Present
Dustin Austin	President	N
Donnie T. Davis	Vice President	Y
David Miller	Secretary	Y
Sandra Tucker	Treasurer	Y
Ron Corcoran	Board Member	Y

Present from Essex Association Management, L.P.:

Al Silva, Community Sr. Association Manager
Christina Duarte, Assistant Community Association Manager

Meeting Type and Location:

Special Board of Directors Meeting
Microsoft Teams Meeting
May 16th, 2024 @ 6:00-7:00 pm

Verified all present could hear and reply via Microsoft Teams; Established Board Quorum with four (4) Board Members present.

Meeting called to order by Al Silva at 6:05 p.m.

Introductions & Meeting Conduct:

Al Silva introduced the Board of Directors and Essex Association Representatives who were present. An explanation of the meeting, structure, and process was given to the homeowners.

Agenda Items:

- Fill Vacancy on Board
 - Effective April 13th of 2024, David Stockton resigned from the board of directors.
 - Per Bylaws Article 5, Section 3; a member must be appointed by the majority vote of all directors currently serving on the Board of Directors.
 - The Board of Directors will appoint Class A member Sandra Tucker.
 - Al Silva moved to appoint Sandra Tucker in place of David Stockton to the Board of Directors until March of 2025. David Miller motioned to approve; Donnie Davis seconded motion. Motion so carried.
- Amend Articles IV & V Section 2 of Bylaws
 - Article V Section 2 to increase numbers of members on Board from five (5) to seven (7) members. In the near future, we will hold an election for 2 Class A Members till the term year of March 2026.
 - Electronic and Mail options to vote will be accessible.
- Notification: Declarant approved The Resort Blvd lot setback change (10-foot increment) per resident request. of Declarant approved setback change:

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- With the previous setback, there was not enough room on the lot to build a home; therefore, making it impossible to sell the lot. The change was made to address this issue.
- Reinstatement of Boat Parking Rules
 - As of June 15, 2024, the temporary allowance of boats parked in driveways will come to an end as the lake is now full.
 - Background: On July 20,2022, the board decided to temporarily allow those with boats in boathouses to keep their trailed boats in the driveway while the lake levels were so low. This allowed boat usage on other lakes.
- General Discussion Items
 - Special Board Meeting Notice Requirements
 - The Association and Board must notify the community within 72 hours of the meeting.
 - Process for Changing Governing Documents
 - The Board is required to announce, explain, and discuss any changes to any Governing Documents at an Open Board Meeting or Special Board Meeting. The changes will be posted on the community website and emailed to residents. The Board then must vote their approval in order to add/record the changes to our Governing Documents and verify that the association members were notified.
 - State Mandated changes are implemented on their effective date. The Board is required to hold an Open Board Meeting to announce and explain the changes. The Board must vote their approval, in order to add/record the mandated changes to our Governing Documents.
 - Under declarant control the Declarant has sole control over all rule changes.
 - When the community is no longer under Declarant control, in order for members to request a meeting for a change in rules or regulations, they must do so through the secretary of the Board with a statement and have ¼ of residents to approve of statement.

Sandra Tucker motioned to adjourn the open session. **Donnie Davis** seconded motion. Motion so carried.
Meeting Adjourned at 6:32pm.

Adjourn Open Session at 6:32 pm

Signature of Secretary or Board President

Date

Minutes Prepared by: Christina Duarte, Essex Association Management, L.P.,

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On behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc.