

Second Amendment:

Voting on a Dues Increase or a Proposed Assessment

Board of Directors Explanation

Given the circumstances regarding the election irregularities of 2010- 2011, the Board of Directors strongly urges the membership to employ the following changes in our bylaws to be certain all tabulations of a vote on either a dues increase or an assessment is done in an honest manner beyond reproach using auditors and approved safety measures.

Current provisions

Section 4.2a

(A) Any change in such dues, except for the cost of living increases as herein provided for must be voted and approved by the membership by majority vote of the members voting on the issue and such a vote thereupon shall be undertaken by mail ballots only. The mail ballot procedure for purpose of dues change shall be conducted by the Election Committee. Ballots setting forth the approval or disapproval of the change shall be mailed by the Secretary of the Association to all members in good standing and shall be returnable to the Association by mail at a date to be determined by the Election Committee, which date shall be not less than fifteen days, nor more than thirty days from the date of notice of the ballot. The ballots shall be opened and counted by the Election Committee who shall report to the President and the Board the results at the next meeting of the Board of Directors.

Proposed Replacement Provisions

Section 4.2a Any change in such dues or any assessment to the membership, except for the cost of living increases as herein provided for must be voted and approved by the membership by a majority vote of the members voting on the issue. This shall be defined as a simple majority of all qualified ballots returned to the Association. A vote thereupon shall be undertaken by mail ballots only, with a return envelope addressed with postage to the Association auditing firm for that fiscal year, which will count and tabulate the vote. There shall be a (30) thirty day voting period from the date of the postmark on the envelope containing the ballots going out. Should the date to open the ballots fall on a legal holiday or Sunday, they shall be opened on the next business day no earlier than 1:00 pm. EST. The auditor shall notify the Board of Directors of the results and the Association Secretary shall certify the vote and give written notice to the membership within (10) ten days.

Section 4.2ab The Association shall use a reputable printing company for the printing and mailing of the ballots. The ballots shall have random serial numbers, an embossing seal and be printed on water marked security paper. The list of serial numbers, all information relating to the watermarked paper and any other security measures will remain solely in possession of the printer and auditors. The printing company and the auditing firm shall not have any business relationship that could create a conflict of interest.

Section 4.2ac The ballots, serial number list and any other security information shall remain in an uncompromised chain of custody with the auditors for period of (3) years. After (3) years, the auditors shall destroy them. Should circumstances arise that the auditors cannot retain possession they shall be turned over to the Association Solicitor.

Section 4.2ad The ballots shall clearly state the specific amount to which the annual dues are to be changed. All assessments shall be stated in the exact amount, the exact duration of the period of time, said assessment shall be levied and the exact and specific purpose the assessment. A box to mark “approve” or “disapprove” shall be next to the proposed annual dues change or proposed assessment. The ballot shall then be placed into an envelope marked on the outside” BALLOT”. The envelope containing the ballot shall be placed into another envelope on which the following information shall be printed on that envelope:

- (A) Owner Member name, lot and section.
- (B) A signature line to which the Owner Member must sign his/her name.
- (C) The ballot envelope and signature envelope shall be placed into a postage paid, return envelope addressed to the auditors legal business address.
- (D) A detailed set of approved instructions shall accompany the ballots and any returned ballots without complete and proper compliance shall not be counted.
- (E) Any Owner Members ballot that is disqualified shall be notified as to the reason by mail following the vote.