

The Villas of Westpark Village At Westchase
Homeowners Association, Inc.

Continuation of the Annual Membership
February 24, 2004 - Meeting Minutes

1. Call to Order – Establish Quorum

All five directors were present: Carlos Quiros, President; Gayle Santone, Vice-President; John Ligonis, Treasurer; William J. Morison, Secretary and Richard Johnson.. Also present was Denise Schek, LCAM, Property Manager who certified that there was a quorum of seventy-five (75) members in person and/or by proxy.

2. The President stated that the only item on the agenda was to count the votes to amend the Covenants of the Association. Ms. Schek was asked to tally all the votes with the assistance of director Ligonis and requested from two of the association members present to witness the process.

3. The final tally of all votes was voiced by Ms. Schek and it was as follows:

- a) The first proposed amendment was to change the time required for the implementation of the exclusive right of the Board related to the paint and repair of exterior building surfaces. This amendment recorded a vote of seventy two (72) for and three (3) against. This represented a seventy-eight percent (78%) of the total members and as such the amendment was approved.
- b) The second proposed amendment was to increase the percentage of the maximum annual assessment the Board could approve without a vote from the membership. This amendment recorded a vote of sixty nine(69) for and six(6) against. This represents a seventy-five percent (75%) of the total members and as such the amendment was approved

4. Adjournment

On Motion. Duly made by John Ligonis, Treasurer, and seconded by William J. Morrison, Secretary. Passed unanimously.

Resolve: To adjourn this meeting at 7:25 PM

Submitted By:.

Approved By:

Secretary, William J. Morrison

President, Carlos S. Quiros