

MIRA VISTA HOMEOWNERS ASSOCIATION, INC.
A not-for-profit corporation
MINUTES
OF
JANUARY 6, 2024
SPECIAL MEETING

The meeting was called to order at 5:32 p.m., Saturday, January 6, 2024, in the conference room located at 465 Patricia Avenue, Dunedin, Florida by the President. The President announced the first order of business was the calling of roll and the certifying of the proxies. Upon the completion, it was announced that the following members were present:

Unit 1: Dan Coryell

Unit 2: Tom and Bahama Russell

Unit 3: Winchester Dermomy and Chrisoula Kiriazis: by signed proxy only for the vote on the proposed amendments to the covenants and said proxy is annexed to the minutes of the special meeting and made a permanent part of the Association's official records

Unit 4: not attending

Unit 5: Donna and Rob Skaggs

Unit 6: Doug and Ann Anderson

Unit 7: not attending

Units 8 through 15: Coastal ICF Construction Services, Inc. through it representative, Doug Anderson

All person present signed a certificate of voting and signed an attendance roll call sign-in sheet.

The President declared that a quorum of the 15 parcels was present.

The President next called upon the Secretary to present the affidavit for proof of notice and directed it to be annexed to the minutes of the special meeting and made a permanent part of the Associations' official records. In addition, the December 15, 2023, letter to the Board of Directors from Coastal ICF Construction Services, Inc. through its representative, Doug Anderson, requesting the special meeting to convene as soon as possible, is annexed to the minutes of the special meeting and made a permanent part of the Association's official records.

The President stated the Board of Directors, on December 11, 2023, Donna Skaggs sent to the entire membership an email advising her resignation from the Board of Directors, effective December 31, 2023. A copy of the email is annexed to the minutes of the special meeting and made a permanent part of the Association's official records. Coastal ICF Construction Services, Inc. through its representative, Doug Anderson, invited Bahama Russell to accept the up-coming open position and notified the Board of Directors of the invitation. The Board of Directors signed a letter approving to Bahama Russell for the open position when it became available. Bahama Russell signed a letter

of intent to accept the position on December 15, 2023, and is annexed to the minutes of the special meeting and made a permanent part of the Association's official records.

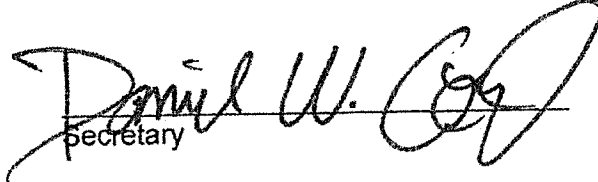
The President stated the next item of business was the acceptance of the resignation of Board of Director, Donna Skaggs, who submitted a resignation on December 31, 2023, and the nomination of Bahama Russell as the new Board of Director, Bahama Russell. The floor was opened for discussion. There was a Motion to Accept the resignation of the Board of Director's letter of resignation and to Nominate Bahama Russell for the Board of Directors. The Motion was seconded. The quorum of twelve units voted aye with the count of Unit 8 – 15 voting 5 votes per unit and one vote per unit from Unit 1, Unit 3, Unit 5, Unit 6 totaling 44 votes aye. There were no nay votes. The Motion for the acceptance of Donna Skaggs letter of resignation on December 31, 2023 and the acceptance of Bahama Russell to be accepted to the Board of Directors beginning on January 6, 2024, was approved.

The President stated the next item of business was the Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions for Mira Vista Townhomes, prepared by the HOA attorney of records and distributed to all members at the time of the Notice along with the Limited Proxy, said Schedule is annexed to the minutes of the special meeting and made part of the Association's official records. The floor was opened for discussion. A Motion was made and seconded the Schedule of Amendments to Declaration of Covenants, Conditions and Restrictions for Mira Vista Townhomes be accepted. The quorum of twelve units voted aye with the count of Unit 8 – 15 voting 5 votes per unit and one vote per unit from Unit 1, Unit 2, Unit 3 by affirmative proxy, Unit 5, Unit 6 totaling 45 votes aye. There were no nay votes.

The President stated the next item of business was the Community Management Agreement and Contract between Monarch Association Management, Inc and Mira Vista Homeowners' Association, Inc. The floor was opened for discussion. The President introduced the investigation of several companies for the purpose of becoming our CAM and explained the costs associated with the acceptance of a contract. Several members expressed there are three missing members to this special meeting and to acknowledge their opposition to entering into a community management agreement with any management company. The President noted the statement and acknowledged the absent members would be recognized upon any vote taken at this special meeting by noting if they were to have been present, most likely there would be three nay votes. This statement of acknowledgment could not be officially recorded as a vote. A Motion was made and seconded to accept the Monarch Association Management, Inc. contract for a period of one year. The quorum of twelve units voted aye with the count of Unit 8 – 15 voting 5 votes per unit and one vote per unit from Unit 1, Unit 2, Unit 5, Unit 6 totaling 44 votes aye. There were no nay votes.

The President next asked for items of unfinished business. There being no unfinished business,

The President then stated that the next item on the agenda was consideration of new business to come before the special meeting and no further member seeking recognitions, upon a motion duly made and seconded with twelve units voted aye with the count of Unit 8 – 15 voting 5 votes per unit and one vote per unit from Unit 1, Unit 2, Unit 5, Unit 6 totaling 44 votes aye and no nay votes, the President stated that the special meeting was adjourned at the hour of 5:56 p.m.


Secretary