

**RESOLUTION OF  
EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.  
TO AMEND THE BY-LAWS**

**ARTICLE III**

WHEREAS, pursuant to the Bylaws of the El Rancho Florida Homeowners Association, Inc. ("By-Laws"), the presence in person or by proxy of 1/3 of the members of the El Rancho Florida Homeowners Association, Inc. ("Association") entitled to vote is required to constitute a quorum for the transaction of business at any meeting of the membership;

WHEREAS, pursuant to the "Bylaws", the Annual meeting of the membership, shall be held on the first Monday of December of each year at the hour of 7:30 PM. If the annual meeting lands on a legal holiday, it will be held on the next day after the holiday;

WHEREAS, pursuant to the "Bylaws", the secretary or other officer specified in the By-Laws shall cause written notice of meeting of the Members to be mailed postage prepaid not less than 15 days in advance of a meeting. Such notice shall specify the day, place and time of the meeting and in the case of a special meeting the notice shall state the purpose of the meeting.

WHEREAS, that unusually large percentage has made it difficult to obtain a quorum to transact business at meetings of the Association;

WHEREAS, the Board of Directors called for a mail ballot election of the members for November 1, 2013 asking the membership to vote on amending the By-Laws to reduce the number required for a quorum from 1/3 of the members to twenty (20) members of the El Rancho Florida Homeowners Association, Inc.; also the Board of Directors asked for changes on "notification" of meetings and a change in the Annual Meeting day and time from December of each year to February of each year at the discretion of the Board.

WHEREAS, the membership of El Rancho Florida Homeowners Association, Inc. voted on November 1, 2013, to implement the proposed amendments. Out of 133 lots there were 68 lots voting a unanimous YES. There were '0' votes NO received. The votes more than met the 1/3 requirement (45 votes) of the members needed to pass the amendments.

NOW THEREFORE, IT IS HEREBY RESLOVED by the Board of the El Rancho Florida Homeowners Association Inc. that the By-laws of the Association be amended as follows:

**ARTICLE III**

**Section 1. Annual Meeting.**

The Annual Meeting of the members shall be held in the **month of February** each year. The time and place of said meeting will be set by the Board of Directors.

**Section 3. Notice of Meetings**

The secretary or other officer specified in the By Laws shall cause notice of meetings of the Members to be posted to all **owners via hand delivery, email, regular mail or an electronic posting available to all owners, not less than 10 or no more than 50 days in advance of a meeting. No action shall be adopted at a meeting except as stated in the notice.** The notice must state the time and place of any meeting and the agenda including any proposed amendments to the Declaration or By Laws, any budget changes and any proposal to remove an officer or member of an Executive Committee.

**Section 4. Quorum.** The presence at the meeting of **twenty (20) members** entitled to vote, in person or by proxy, shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at the meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

DATED this 1<sup>st</sup> day of November, 2013.

EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.

Name & Title: Jack Wasserbach, President