

Monte Carlo Townhomes Homeowners' Association Inc
Annual Meeting
January 17th, 2023
Pool Area
1081 NW 100th Ave
Pembroke Pines, FL 33024

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|------------------|---------|
| Alfonso Cruz | Present |
| Bryan Hagopian | Present |
| David Bell | Present |
| Adiy Israel | Present |
| Jonathan Perdomo | Present |

Also present was Barbara Roque, LCAM, and Jose Hernandez, LCAM, of GRS Management, Inc. and several homeowners.

The meeting was called to order by Barbara Roque, LCAM, at 6:35 PM.

Roll call was taken and quorum was established.

Proof of notice of the meeting was confirmed.

Barbara Roque, LCAM, advised that nine (9) intent to run forms were received at the GRS Management, Inc. office and there are nine (9) open positions on the Board of Directors. With that being said, no elections were needed and the nine (9) officers for the 2023-2024 term are as follows:

- Adiy Israel
- Alfonso Cruz
- Andre Holder
- Bryan Hagopian
- Cristina Deiotte
- David Bell
- Denia Sandefur
- Jonathan Perdomo
- Martha Rivera

A handwritten signature in black ink, appearing to be 'Cristina Deiotte', written over the list of names.

Mrs. Deiotte informed all present that the By-Laws state that voting members present are who determine the number of seats for the Board. A discussion was held. **Source:** Declaration of Covenants, Restrictions and Easements for Monte Carlo Townhomes > Exhibit "E" By-laws for Monte Carlo Townhomes Homeowners' Association, Inc. > Article IV "Board of Directors" > Section 2 **"The affairs of the Association shall be managed by a Board of not less than three (3) nor more than nine (9) directors, the exact number to be determined from time to time upon majority vote of the membership..."**



Barbara Roque, LCAM and Jose Hernandez, LCAM, verified there was 30% of the owners present at the meeting. The members present voted to elect only five (5) directors.

Barbara Roque, LCAM, explained that the best option for the election was to adjourn the meeting and reschedule the election meeting to be able to send the notification with a secret ballot.

Mrs. Deiotte informed all present that although the By-Laws state that the election shall be by written ballot, it also states that written ballot may be dispensed with by a majority consent of the Owners represented at the meeting. Mrs. Deiotte mentioned a vote "by hands" as an example of an alternative to a written ballot. **Source:** Declaration of Covenants, Restrictions and Easements for Monte Carlo Townhomes > Exhibit "E" By-laws for Monte Carlo Townhomes Homeowners' Association, Inc. > Article IV "Board of Directors" > Section 3 (c) **"The election shall be by written ballot (unless dispensed with by a majority consent of the Owners represented at the meeting) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled..."**

Ms. Rivera disagreed with having to reschedule the meeting and inquired to the owners present if they agreed to vote with an elected teller which will collect their votes and tally them. The majority of the owners present, agreed.

Mr. Cruz resigned his intent to run for the Board of Directors.

The owners elected Robert King (Acct #1001) to be the teller and with the help of Mr. Hernandez, LCAM, they began to collect votes.

After the votes were counted, the five (5) members with the most votes were as follows:

- o Jonathan Perdomo
- o Cristina Deiotte
- o Martha Rivera
- o Andre Holder
- o Adiy Israel

Followed by Denia Sandefur, David Bell, Bryan Hagopian and Alfonso Cruz

The new Board agreed to reschedule the organizational meeting for a later date in accordance with the By-Laws. **Source:** Declaration of Covenants, Restrictions and Easements for Monte Carlo Townhomes > Exhibit "E" By-laws for Monte Carlo Townhomes Homeowners' Association, Inc. > Article V "Officers" > Section 6 **"The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members."**

With no further business to discuss, the meeting was adjourned at 7:40PM.

Approved by: _____

Respectfully submitted by:

GRS Management, Inc. on behalf of the Board of Directors of
Monte Carlo Townhomes Homeowners' Association, Inc.



**MONTE CARLO TOWNHOMES
HOMEOWNERS' ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE BYLAWS OF THE ASSOCIATION, AS WELL AS, IN ACCORDANCE WITH CHAPTER 720 FLORIDA STATUTES, THAT AN ANNUAL MEETING FOR MONTE CARLO TOWNHOMES HOMEOWNER'S ASSOCIATION, INC. WILL BE HELD AT THE DATE, TIME, AND PLACE NOTED BELOW:

DATE: January 17th, 2023
TIME: 6:30PM
PLACE: Pool Area
1081 NW 100th Ave
Pembroke Pines, FL 33024
SUBJECT: ANNUAL/ ELECTION MEETING

AGENDA

1. Calling of roll and certifying of proxies
2. Proof of notice of meeting
3. Establishment of quorum
4. Election of Directors
5. Adjournment

**BOARD MEETING
ORGANIZATIONAL MEETING**

AGENDA

Agenda for organizational meeting (following annual meeting)

1. Call meeting to order
2. Proof of notice of meeting
3. Establishment of quorum
4. Assign positions to the Board
5. New and old business
6. Adjournment



7.