

**BOCA HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.**  
**MINUTES OF THE MEMBERSHIP MEETING**  
**GLADES PRESBYTERIAN CHURCH**  
**21121 JUDGE WINIKOFF ROAD, BOCA RATON, FL 33428**  
**WEDNESDAY, OCTOBER 22, 2014**

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Board Members:

Jon Atwood	Present	Richard Millet	Present
Veronica Castellano	Present	Matt Tupper	Present
Dan Culberson	Present	Tammie Zimbrick	Present

(Board Quorum Established)

Also Present: Ron Simmons, Allied Property Management

- I. Meeting Called to Order at 7:05 pm by President Veronica Castellano.
- II. Purpose: Membership vote on proposed Declaration Amendment to Article X of the Declaration of Covenants, conditions, and Restrictions of Boca Heights Property Owners Association by adding the following section to such article:  
Section 22. No Renting During First Two Years of Ownership  
During the first two years of ownership: i) No Lot or residence thereon may be rented; and ii) No Lot or residence may be occupied by persons other than an owner who owns in his or her individual capacity (i.e. not through a corporation, limited liability company or other entity) or that individual owner's immediate family. Notwithstanding the foregoing, when a Lot or residence is sold with a tenant renting the Unit, the tenant may remain for the rest of the tenant's then applicable lease term, provided same is not longer than one year, and the two-year time for this rental/occupancy prohibition will commence to run upon the expiration of that tenant's lease.
- III. Discussion of Amendment.
- IV. Nicole Campbell and Brian Helbling, without objection from the membership, were appointed to count ballots.
- V. Fifty proxies and ballots were cast and counted. Nicole Campbell and Brian Helbling reported the count as 37 "yes" votes and 13 "no" votes. The amendment is approved by the membership.
- VI. There being no further business the meeting was adjourned 7:45 PM.

x \_\_\_\_\_  
Secretary