

Minutes - Special POA Meeting

December 30, 2023

On Saturday, December 30, 2023, the Board of Directors for The Summit held a Special Meeting of Members of the POA after proper Notice to the Members pursuant to Section 6.6 of the Bylaws of the Association and N.C. Gen. Stat. section 55A-7-02. This meeting was called to order at 10:10 a.m. to discuss and vote on an amendment to the Restrictive Covenants Section 12.4. which changes the contiguous lot benefit of paying a single assessment to paying an assessment per lot for lots purchased or otherwise transferred after the effective date of the Amendment.

- A brief discussion/review of the proposed amendment was presented and discussion was opened to the floor.
- Tim Conner explained that a super-majority of the POA membership was required for any covenant amendment to pass. A super-majority was defined as 67% of the membership, which is 82 votes.
- There was no further discussion of the proposed amendment and it was put to a vote.
- There were 87 Lot Owners who participated in the meeting, represented as follows:
 - o 3 Board members, Tim Conner- President, Steve Brooks – Vice President, and Troy Young – Member-at-Large, representing 8 Lots voted in favor of the Amendment. Board members Patrick Conner and Brian Fischer were excused from the meeting and voted by proxy. Troy Young was appointed as Acting Secretary for the meeting in Brian Fischer’s absence.
 - o 3 members were present and voted in person, Douglas Miller, Jason Barber, and Neena Soans, representing 3 Lots voted in favor of the Amendment.
 - o 76 Lot Owners responded to the Notice requesting representation by proxy which were voted in favor of the Amendment.
 - o 34 Lot Owners did not attend the meeting or send in a proxy.
- There were 87 votes cast in favor of this amendment representing 72.5% of the membership.
- There were no votes against,
- There were 33 abstentions.
- The President declared that the Amendment had passed.

It was mentioned by Steve Brooks that the BOD would continue reviewing the Covenants and By-Laws. It was also mentioned that the input and suggestions from the POA membership would be solicited. The information received would be reviewed and the results and recommendations would be presented to the membership in a questionnaire type format.

The meeting was adjourned by the President at 10:40 am.