

**MINUTES OF SPECIAL MEETING
BLOOMFIELD HOMEOWNERS ASSOCIATION INC.
GIBSONIA BAPTIST CHURCH MEETING HALL
5440 US HIGHWAY 98
N. LAKELAND, FL.33809**

QUORUM: 30% of total unit Owners 260. (78). Quorum met.

A Special Members Meeting of the Board of Directors of Bloomfield Hills HOA was held on Monday, September 22, 2025, 6:30P.M. at the Gibsonia Baptist Church Meeting Hall located at 5440 US Highway 98, N. Lakeland, FL.33809 as set forth in the proof of notice affidavit dated this August 29, 2025.

The meeting was called to order by the President and the plan to rebuild the pond was presented in the meeting to the membership.

1. Vote to rebuild the pond and bridge and adopt a special assessment of approximately \$240,000.00 (\$804.00 per lot)

Vote by Membership as Carried.

100 IN FAVOR OF REBUILDING DOCKS AND SPECIAL ASSESSMENT

30 OPPOSED TO REBUILD DOCKS AND SPECIAL ASSESSMENT

A total of 130 signatures and proxy were signed in person.

An email was sent to the association attorney to confirm if a 2/3 membership vote for yes would be sufficient to pass or 2/3 membership yes vote in person/attendance at the meeting.

Management awaits a response.

Adjourn: Motion by Rick Stoer to Adjourn 8:00PM. Second by Lawrence Streeter. All in favor.

* See Section#5 in the Declaration. Assessment passed. A total of One Hundred & Thirty Ballots were collected in person. One Hundred voted yes. Thirty voted no. According to the language in the declaration a 2/3 vote in person is needed to pass. Total yes vote needed is 87.
The Special Assessment passed. Yes_ 100
No_ 30

Submitted by Delroy Brown
Community Manager

difference between the amount collected by the Association and the total expenses of the Association.

(c) For the year beginning January 1, 1992, and thereafter, the maximum annual assessment may be increased each year not more than ten percent (10%) above the maximum assessment for the previous year by a majority vote of the Board of the Association, without a vote of the membership.

(d) For the year beginning January 1, 1992, and thereafter, the maximum annual assessment may be increased above ten percent (10%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting duly called for such purpose.

(e) The Board of Directors of the Association may fix the annual assessment at an amount not in excess of the maximum stated herein.

Section 4. Computation of Assessment. On or prior to November 1 of each year, it shall be the duty of the Board of Directors of the Association to prepare and adopt a budget covering estimated costs of operating the Association for the coming calendar year, which budget shall include a capital contribution or reserve in accordance with a capital budget separately prepared. The budget shall become effective unless disapproved at a meeting by the majority of the Owners within thirty (30) days of adoption of the budget by the Board. Notwithstanding the foregoing, however, in the event the membership disapproves the proposed budget or the Board of Directors fails for any reason so to determine the budget for the succeeding year, then and until such time as a budget shall have been determined, as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, if any, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. Notice and Quorum for Any Action Authorized Under Sections 3 and 5. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 or 5 shall be sent to all members not less than fifteen (15) days nor more than thirty (30) days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast a majority of all votes of all classes of membership shall constitute a quorum.

Section 7. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 8. Date of Commencement of Annual Assessments. The annual assessments provided for herein shall commence on January 1, 1991. The Association shall, upon demand and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.