President Dick Fernandez called the meeting to order at 8:58 A.M. Roll call was taken quorum was established.

**PRESIDENT'S REPORT:**

- Your packet consists of forecasters’ predictions for the upcoming hurricane season, along with “Disaster Preparedness Guide for Elders”. Please review, as it contains a lot of useful information.
- Introduction of Randall Roger attorney for POA.

**RANDALL ROGER:**

On June 19, 2013 the **STATEMENT OF MARKETABLE TITLE ACTION (MRTA)**, which must be preserved every 30 years with a 2/3 vote in favor or preserving. A vote not to preserve the documents would not dissolve the POA as a corporation, but would eliminate the POA’s ability to collect maintenance, therefore causing the POA to collapse. If the POA could not collect maintenance, contracts would not be paid, therefore putting the POA in a breach of contract situation, which would result in numerous law suits.

A discussion then incurred weighing pros and cons of preserving the MRTA.

**Stan Schwartz** (Cambridge) made a motion to table the vote stating that there was not enough time for the board to get their residents feedback on the preserving of the MRTA.

**Lew Doctor** (Bristol Lakes), 2nd the motion.

**Pat Brown** (Hampton), asked that the motion to vote be revised to include the following: “a motion to approve the preservation of the Aberdeen POA Declaration is given upon the express condition that the Aberdeen POA Board will, within 90-180 days, call a meeting of the POA membership to allow the members of the western communities to vote on the amendment on the mandatory Club membership restriction that now applies to owners of lots in the western communities”

**Stan Schwartz** (Cambridge) accepted the change in his motion.

**Lewis Berne** (Stratford) 2nd the motion.

**Steve Ledewitz** (Waterford) inquired if the POA would be responsible for the cost that would be incurred in a community vote to rescind the mandatory membership.

**Dick Fernandez** states that membership committee would have to review docs in order to determine who would be responsible for the costs incurred.
Randall Roger asks for a motion to vote on preserving the docs.

Stan Schwartz (Cambridge) makes a motion to adjourn.

The motion is not seconded.

Herb Foxman (Isles) made a motion to call for a board vote to preserve the docs.

Pat Brown (Hampton) 2nd the motion with the addition of her earlier stated amendment.

Alan Feller (Turnberry) 2nd the motion with no restriction.

Pat Brown (Hampton) asks Herb Foxman (Isles) to accept her amendment as part of his motion.

Joe Francis (Addison Green) 2nd the motion with the added amendment.

Arlene Solomon (Bermuda Isles) questions if the East can make a motion which affects the West communities only.

Randall Roger mandatory membership is ultimately an owner vote not a board vote. POA regulates that membership initially vote from each HOA as reflected in the Declaration. Board is first to approve the issue as a Western Area amendment and also to approve the language of the amendment and thereafter present the amendment to the Property Owners for consideration.

Stan Schwartz (Cambridge) questions if the Country Club gets a vote.

Randall Roger replies that the docs give the Club a vote.

Stan Schwartz (Cambridge) asks if we do not preserve the docs will each HOA stand alone as its own entity.

Randall Roger replies that if the documents are not preserved the POA would be severely crippled and unable to properly function. The Association as a corporation will remain intact but will be unable to fulfill all of its functions. Each individual HOA will continue to function as is.

Pat Brown (Hampton) asks if the docs are not preserved by the deadline can they be re-instatement at a later date.

Randall Roger replies that Aberdeen would have limited ability to re-instate the Declaration. In order to re-instate each owner would have to vote to accept governance under the Declaration and a majority of the owners would have to consent, which would involve a door to door campaign in order to get the signed documentation needed to re-instate.

Irving Breiter (Ashford) asks what exactly would happen if the docs are not preserved.

Randall Roger no authority to collect maintenance assessments funds to pay anything, all niceties you used to like, security, cable, utilities, etc….will be gone.

Alan Feller the operating budget for the POA on a yearly basis is in excess of 2.8 million dollars. If the POA looses that ability to collect assessments by not preserving the docs there would be no money to pay POA contracts and obligations, therefore the POA would collapse.

Randall Roger asked for a motion to preserve docs and the POA will work with the West on mandatory membership later on.
Steve Ledewitz asks if the POA is responsible for all fees incurred with review of mandatory membership.

Randall Roger according to 12.1.4 of the docs this would be considered an area amendment and therefore would be assessed by area only.

Herb Foxman withdrew motion with amendment he made earlier being the mandatory membership is for Western communities and he is an Eastern community.

Bruce Gable (Muirhead) states that we should vote today without the added amendment.

Herb Foxman makes revised motion to vote on adopting MRTA as originally stated without the amendment.

Randall Roger the amendment has to be for West residents only.

Joe Francis (Addison Green) asks if the entire POA board gets to vote.

Elaine Boderman (Lancaster Lakes) states that for entire POA Board to vote on mandatory membership is inappropriate and it should be a vote by each individual homeowner.

Randall Roger the amendment for mandatory membership needs to be sponsored by a western community.

Joe Francis (Addison Green) the 1st step is for the board to approve MRTA.

Steve Ledewitz (Waterford) makes a motion to approve with MRTA with the amendment to the motion

Randall Roger the motion can only be amended by the original maker

Steve Ledewitz (Waterford) asks the attorney to re-visit the re-instatement process if MRTA does not pass today.

Randall Roger states that it would be very expensive costing possibly from $10’s of thousands to $100’s of thousands of dollars and the efforts would most likely fail as the reinstatement would require the approval of a majority of the Membership. The HOA’s cannot charge homeowners for the expense of the legal action to advance the Membership vote, after MRTA lapses, an individual would have to fund the effort.

Rita Krutchik (Canterbury) states that we should vote.

Joe Francis (Addison Green) asks if the motion can be gone over.

Stan Schwartz (Cambridge) states that the West only should vote on mandatory membership not entire board.

Randall Roger calls vote on original motion to vote on MRTA only.

Vote is taken MRTA vote fails by a vote of 16 for and 10 against.

Steve Ledewitz (Waterford) states that we should have a re-vote including the amendment which was presented earlier by Pat Brown of the Hamptons.

Jeannette Nadle (Brittany Lakes) 2nd the motion.
Steve Grosky (Turnberry Isles) the POA docs, section 12.1.4 are very clear on the process. A proposed amendment is subject to a vote of approval by the entire POA Board and has to include things like indemnification, covering costs, etc. If approved then each homeowner in the Western Community will be asked to vote which will be handled and counted by an outside CPA Accounting Firm. Randall Rogers (attorney) is asked to acknowledge and does.

Randall Roger we need to pass MRTA in order to put the mandatory membership issue into motion.

Stan Schwartz (Cambridge) the vote failed the POA is gone so is mandatory membership

Elaine Boderman (Lancaster Lakes) felt that the POA was being held hostage by some individual’s who have their own personal agendas and was highly insulted by it.

Randall Roger restates the motion made by Steve Ledewitz

The motion made by Steve Ledewitz on behalf of Waterford as follows:

- A motion, pursuant to Chapter 712, Florida Statues, to preserve for the next thirty (30) years the Amended and Restated Declaration of Covenants and Restrictions of Aberdeen Planned Unit Development and Aberdeen Planned Commercial Development (“Declaration”), which was recorded July 26, 2000, in Official Records Book 11915, Page 674, in the Public Records of Palm Beach County, Florida (which was originally recorded June 20, 1983, in Official Records book 3970, Page 573, in the Public Records of Palm Beach County, Florida, under the title “Declaration of Covenants and Restrictions for Park walk Planned Unit Development and Park walk Planned Commercial Development”, together with the Articles of Incorporation and the By-Laws of Aberdeen Property Owners Association, Inc. as same have been amended from time to time. In addition the renewal of the documents is contingent upon the requirement that the POA hold a vote of the residents within 90 to 180 days on retaining Mandatory Membership. All cost of the vote to be paid by the Western Area Communities and passage of this motion is to be considered step one of the process.

Motion passed as presented. All communities voted yes except Cambridge which voted no.

Steve Ledewitz: made a motion to adjourn the meeting.

Pat Brown: 2nd the motion, Meeting adjourned at 10:50.

Respectfully submitted,

Maria A. Ingrassia