

Morningside Estates Board Meeting

Date: 9 19 24

6PM

Location: remote

Invitees:

ALL OWNERS

Absent:

Agenda:

meeting scheduled for next Thursday, September 19th, 2024 at 6 pm EST. It is important that all owners attend the call if possible, and most important that all owners mail in their vote along with the notarized copy in the pre addressed envelope that will be provided in your packet, which will be mailed Thursday September 12, 2024.

PLEASE REVIEW THE ATTACHMENT AND VOTE AS SOON AS POSSIBLE BUT NO LATER THAN 10/1/2024.

The purpose of the meeting is to review the amended changes to the Homeowner Association declarations, hopefully get these approved, and file these as the most current copy with the County Clerk. The last filed copy was April, 2013, and the changes we are amending pertain to;

updating insurance requirements, and clearer definition of Maintenance pertaining to exterior.

Regarding insurance, we were all notified by the prior board of the updated insurance requirements with the 2018 declarations, however these were never filed. We are simply using those insurance requirements communicated in 2018, and updating the last filed version/amended declarations from 2013;

Regarding maintenance pertaining to exterior, this is simply a better defined clarification of what we all discussed and agreed on as to what "exterior" maintenance is and is not.