

*Restrictions*

**AMENDED BY-LAWS**

**11/18/2014**

**CYPRESS VILLAGE-CORONADO MOORS ASSOCIATION**

INSTR # 2014000263633, Pages 5  
Doc Type RES, Recorded 12/30/2014 at 10:13 AM,  
Linda Doggett, Lee County Clerk of Circuit Court  
Rec. Fee \$44.00  
Deputy Clerk JMILLER  
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**ARTICLE 1**

**Purpose**

SECTION 1. The general purpose of this Association shall be the protection and advancement of the mutual interest of its members, the aiding and assisting of the Association's members in the guarding and protection of their respective properties, the improvement and beautification of the subdivision so designated (and all future extensions, including Cypress Village I, Cypress Village II and Cypress Village III, additions or restrictions thereto), the enforcement of the restrictions imposed upon Coronado Moors by the Deed of Restrictions recorded January 26, 1972 in O.R. 792, Page 113, Public Records, Lee County, Florida.

**ARTICLE II**

**Membership**

SECTION 1. Membership in the Association shall be open to all those who own homes or lease such property annually or for longer periods in the Coronado Moors Subdivision, Cypress Village I, Cypress Village II and Cypress Village III, and any immediately adjacent areas determined by the Board of Directors to have common interests and problems, all such areas being located in Lee County, Florida. Membership shall be on a household basis, one membership per household. For purpose of this article, a household shall comprise one or more persons residing permanently in the same household.

SECTION 2. Membership in the Association shall be entirely voluntary. The Association shall have the power to levy assessments against any member who violates the Deed of Restrictions per Florida Statute 720.305.

SECTION 3. Membership dues shall be fixed per year per home or lot at any special or annual meeting, by 60% of the voting members present. Dues will be payable by November 1<sup>st</sup> of each year thereafter to the treasurer. Dues have been set at \$40.00 per household per year.

**ARTICLE III**

**Membership Meetings**

SECTION 1. The Association shall meet semi-annually (November and May.) Meetings shall be held any place that may be prescribed in the notices of such meetings. The membership shall

be informed of a meeting ten (10) days in advance. The purpose of such meetings shall be for election of officers and/or directors and the transaction of such other business as may be properly brought before such meeting.

SECTION 2. A special meeting of the members may be called at any time by the President and in his absence by the Vice President or the Board of Directors shall call special meetings whenever so petitioned by ten (10) percent of the members of the association.

SECTION 3. Each active member (household) shall be entitled to cast one vote at any meeting of the Association.

SECTION 4. A quorum for transaction of business at any meeting shall consist of not less than 33-1/3% of the total membership.

## **ARTICLE IV**

### The Governing Body of the Association

SECTION 1. The government of the Association shall be vested in a Board of Directors with a minimum of five (5) members and maximum of eleven (11) members, one of whom will normally be the immediate past President. In no case may two members or more of a membership family be elected to the Board of Directors.

## **ARTICLE V**

### Nomination-Election-Removal from Office

SECTION 1. Before the annual membership meeting each year the President shall appoint a five (5) member nominating committee to compile a slate of nominees for the Board of Directors, all of whom must have agreed to serve if elected. The nominations will be made to fill the two year positions of the Board being vacated by members whose terms are expiring.

## **ARTICLE VI**

### Board of Directors—duties

SECTION 1. Elect the Officers of the Association from this Board, and determine the need for additional board members within the limits of the By-Laws.

SECTION 2. Manage the business and personal property of the Association. The Board shall keep members informed on all important projects and decisions.

SECTION 3. Approve all expenditures over \$25.00

SECTION 4. Appoint the personnel to officially represent the Association in all its dealings with outside sources. If any expenses are involved in such a mission, the members shall be reimbursed upon presentation of an itemized bill.

SECTION 5. Transact any other business that rightly comes under this Board.

## **ARTICLE VII**

### **Board of Directors- Meetings**

SECTION 1. The Board of Directors shall hold their regular meetings every two (2) months. Time and place of meetings shall be determined by the President of the Board. Meetings shall be open to the general membership.

SECTION 2. Special meetings of the Board of Directors may be held from time to time as a majority of the Directors may designate, or they may be called by the President. Meetings shall be open to the general membership.

SECTION 3. The Secretary shall notify all members of the Board of Directors of meeting five (5) days before a meeting. For special meetings, the Secretary shall notify the Directors in an appropriate manner.

SECTION 4: 60% of the Directors shall constitute a quorum.

## **ARTICLE VIII**

### **Officers-Elections and Removal from office**

SECTION 1. Election of the officers shall take place at the organizational meeting of the new Board as soon as possible after election of the Board. The new officers shall assume office immediately.

SECTION 2. The President shall read the names of the nominees and introduce those present to the membership. Other nominations of members, who have agreed to serve if elected, can be made from the floor at the meeting.

SECTION 3. The President shall then appoint one Judge of Elections and three (3) clerks to tally the vote. Immediately thereafter, the election for the two year positions on the Board of Directors shall take place, voting to be by secret ballot. The nominees having the highest vote shall be elected. These elections shall take place annually at the November general meeting of the membership so designated. The newly elected Directors shall take office at the first Board of Directors meeting to be held after the election.

SECTION 4. The members shall have the power, by a majority vote, to remove any Director from office. A petition for a vote on a removal can be made to the President or Vice President by twenty (20) percent of the membership as defined in Section 1, Article II of the By-Laws. This petition must include a letter showing in detail the reasons why the member should be removed. Voting on the removal will then be conducted at a special meeting called by the President or Vice President. Voting on removal shall be by secret ballot, with sixty (60) percent of the members present at the special meeting voting for such removal.

SECTION 5. The absence of a Director from three (3) consecutive meetings without justifiable reason shall be interpreted to mean that the Director is no longer interested in fulfilling his/her responsibilities and his services shall be terminated.

SECTION 6. Any vacancy that may occur in the Board of Directors before the completion of a Director's term of office shall be filled by the majority vote of the Board of Directors.

SECTION 7. Removal of any officer shall be conducted in the same manner as the removal of a Director, as covered in Section 4, Article VII of the by-laws.

## **ARTICLE IX**

### Officers-duties

SECTION 1. The President, or in his absence, the Vice president; or a Director of the Association shall preside at all Directors and membership meetings. The President shall have general supervision over the affairs of the Association and over the other officers, shall appoint chairmen of other committees and shall perform all such other duties as are indicative to his office. In case of the absence or disability of the President, his duties shall be performed by the Vice President.

SECTION 2. The Secretary shall issue notices of all Directors' and membership meetings and shall attend and keep the minutes of same. The Secretary shall have charge of all Association minutes, correspondence and membership roster and shall perform all such duties as indicated by his office. In case of absence or disability of the Secretary, the duties shall be performed by a Secretary ProTem appointed by the President.

SECTION 3. The Treasurer shall have custody of all money and securities of the Association. He shall keep regular books of account and shall submit them, together with all vouchers, receipts, records and other papers to the Directors for their examination and approval as often as they may require. The Treasurer shall also give a report at the semi-annual general membership meeting. In the absence or disability of the Treasurer, the duties shall be performed by a Treasurer ProTem appointed by the President.

**ARTICLE X**

Financial

SECTION 1. The funds of the Association shall be deposited intact in such banks or trust companies as the Directors shall from time to time designate. Such funds shall be withdrawn only upon check or order signed in the manner prescribed in Section 2.

SECTION 2. All checks issued shall consist of at least two (2) signatures of any of the four presiding officers. Checks drawn in the amount of more than \$25.00 will also require the approval of the Board of Directors.

SECTION 3. Any member shall have access to the books and records for examination after ten days notice to the Board of Directors.

**ARTICLE XI**

SECTION 1. The By-Laws of the Cypress Village-Coronado Moors Association, Inc. may be adopted, amended or rescinded by a majority vote of the members present at any regular membership meeting, or at any special meeting called for that purpose upon ten (10) days written notice.

**ARTICLE XII**

SECTION 1. Except when the By-Laws otherwise provide, the latest edition of Roberts Rules of Order shall be recognized as the parliamentary authority at all membership, Directors, and Officers meetings of the Association.

*Cypress Village Coronado Moors Assoc. Inc.*  
*Herbert Taylor*  
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Herbert S. Taylor  
\_\_\_\_\_  
President

*State of FL  
County of Lee*

*Before me personally appeared HERBERT TAYLOR on 12/30/14, FL  
Valid Drivers Lic was shown for ID.*

*Joanne Miller*

