

AGENDA

I. CALL TO ORDER

II. PROOF OF MEETING NOTICE Notice of the meeting was properly posted as per Statute 718.

III. APPROVAL OF MINUTES FROM LAST MEETING None

IV. UNFINISHED BUSINESS

- a) Cocoa Beach Police Department Forum
- b) Rules & Regulations -community input/comments

V. NEW BUSINESS

- a) Proxy Ballot Vote - amendment to Declaration to majority of 50%+1 from 67%
- b) Proxy Ballot Vote - amendment to Bylaws to majority of 50%+1 from 67%
- c) Spring Clean Up

VI. ADJOURNMENT

April 4, 2025

Dear Rock Pointe Resident/Owner,

I hope this letter finds you well. I am writing to formally propose a change to the voting requirements outlined in our condominium bylaws, specifically regarding the percentage necessary for approval of certain decisions. Currently, the bylaws stipulate a 67% majority for voting, the Board and I propose that this be amended to a 50% + 1 majority.

There are several reasons for this proposed change:

- 1. Increased Participation:** A lower voting threshold may encourage more owners to participate in the decision-making process. This can lead to a more engaged community and ensure that decisions reflect the interests of a broader segment of our residents.
- 2. Efficient Decision-Making:** Many issues require timely resolutions, and a 67% requirement can hinder our ability to act swiftly on important matters. A 50% + 1 threshold would facilitate more efficient decision-making, allowing us to respond to community needs in a timely manner.
- 3. Alignment with Common Practices:** Current practice is moving from the 1980's condo practice to the more reasonable 50% +1 majority vote. For Rock Pointe this means approval by 57 owners versus the current requirement of 75 owners. Many condominium associations operate successfully with a 50% + 1 voting requirement for various decisions. Adopting this standard may enhance our ability to align with best practices in community governance.

The Board and I believe this change will ultimately strengthen our community by fostering greater collaboration and ensuring that decisions are made in a timely fashion. Please complete **BOTH** voting pages and return to the office no later than April 22, 2025.

Thank you for your attention to this matter. We look forward to enhancing our community governance.

Sincerely,

Reggie Robbins
Rock Pointe BOD

ROCK POINTE CONDOMINIUM ASSOCIATION, INC.
BALLOT TO AMEND REQUIREMENTS TO AMEND DECLARATION

1. **AMEND ARTICLE XIII:** Should the membership approve amending the Declaration to change the requirements to amend the Declaration from 67% of the units whose votes were cast in person or by proxy at a duly held meeting to a majority vote (i.e., 50% plus one vote).

YES, I approve of amending the Declaration to change the requirements to amend the Declaration from 67% of the units whose votes were cast in person or by proxy at a duly held meeting to a majority vote.

NO, I do not approve of amending the Declaration to change the requirements to amend the Declaration from 67% of the units whose votes were cast in person or by proxy at a duly held meeting to a majority vote.

DATED this _____ day of _____, 2025.

UNIT OWNER

Name (print) _____

Signed _____

Unit Number _____

This ballot must be returned to the Association no later than April 22, 2025.

Proposed Amendment to Declaration

Proposed Amendment (the underlined language below would replace the struck language below in the first sentence of the first paragraph of Article XIII, on pages 20 and 21 of the Declaration):

These restrictions, restrictions, reservations, covenants, conditions and easements may be modified or amended by recording such modifications in the Public Records of Brevard County, Florida, after approval by the owners of a majority ~~sixty-seven (67%) percent~~ of the units whose votes were cast in person or by proxy at the meeting duly held in accordance with the By-Laws and Articles of Incorporation of the Association, and, provided further, no amendment to this Declaration shall be adopted which would operate to affect the validity or priority of any mortgage held by an institutional first mortgagee or which would alter, amend or modify, in any manner whatsoever, the rights, powers and privileges granted and reserved herein in favor of any institutional first mortgagee or in favor of the Developer without the consent of all such mortgagees or the Developer, as the case may be.

ROCK POINTE CONDOMINIUM ASSOCIATION, INC.
BALLOT TO AMEND REQUIREMENTS TO AMEND BYLAWS

1. **AMEND ARTICLE 8.C.:** Should the membership approve amending the Bylaws to change the requirements to amend the Bylaws from 67% of the voting interests in the condominium to a majority vote (i.e., 50% plus one vote).

YES, I approve of amending the Bylaws to change the requirements to amend the Bylaws from 67% of voting interests to a majority vote.

NO, I do not approve of amending the Bylaws to change the requirements to amend the Bylaws from 67% of voting interests to a majority vote.

DATED this _____ day of _____, 2025.

UNIT OWNER

Name (print) _____

Signed _____

Unit Number _____

This ballot must be returned to the Association no later than April 22, 2025.

Proposed Amendment to Bylaws

Proposed Amendment (the underlined language below would replace the struck language below in the first sentence of Article 8.C. of the Bylaws):

A. In order for such amendment or amendments to become effective, the same must be approved by an affirmative vote of sixty-seven (67%) percent of the entire membership of the Board of Administration and by an affirmative vote of the members owning a majority ~~sixty-seven (67%) percent~~ of the voting interests in the condominium.