

**PROPOSED CHANGES TO THE BY-LAWS OF CYPRESS ISLAND  
AS SUBMITTED BY DAVE JONES VIA HIS PETITION.  
(Original wording is in italics, changes are in bold)**

#1                    **Article III: Board of Directors/Managers  
Section 2, Powers and Duties**

*D. Employment and dismissal of personnel as necessary for efficient maintenance and operation, including a property manager.*

**Add the following: However, if a property manager shall have been hired, those issues shall be the responsibility of the property manager.**

#2            H. *Making repairs, additions and improvements to, or alterations of, the property and repairs to and restoration of the property in accordance with the provisions of these By-laws, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.*

**Add to H as follows: However, no project which adds an amenity or creates an addition to an existing amenity may be undertaken by the Board before submitting a detailed written proposal to all Members for approval in accordance with Article VI, Section 12. Nor shall the Board undertake to expend Association funds for preliminary costs related to any such project until the Members' approval for the project has been secured as above.**

#3            **Add paragraph I as follows: At least one member of the Board shall review each new unit-rental contract with the Management Agency to ensure that a contract term of no less than one year is a condition to rental, and to ensure that renters are duly apprised of the rules and regulations of the development.**

#4                    Article III, Section 3, Vacancies  
*Vacancies in the Board of Directors/Managers caused by any reason shall be filled by appointment by the remaining members of the Board of Directors/Managers. Each person so appointed shall be a member of the Board of Managers/Directors for the remainder of the term on the member so removed.*

**Substitute for the above:**

**Vacancies in the Board of Directors/Managers caused by any reason shall be filled immediately by the remaining members of the Board of Directors/Managers. If he/she is willing to serve and is still qualified to serve, the unelected individual who received the highest number of votes at the preceding annual meeting shall be elected to the Board. If that person is no longer willing or qualified, the second highest vote recipient not elected shall be elected to the Board. This process shall continue so long as there are persons who were not elected at the prior meeting. If none of those persons are willing are qualified, the Board shall then seek volunteers for the position vacated. If there is more than one volunteer, there shall be an election among the volunteers by the Board. However, the position of the Board officer, if held by the member leaving the vacancy on the board, shall not be conveyed to his successor, but be determined by election among the original members.**

#5            **Add Paragraph J as follows: The Board shall make available to every HOA Member, within 30 days on any meeting wherein any official action was taken by the Board, complete minutes of that meeting. Further, no less than 10 nor more than 50 days in advance of any meeting wherein the Board plans official actions, the Board shall notify every Member of the agenda, time and place of the next meeting. All such notices shall be made to the Members in accordance with their choice of delivery, whether electronic mail (e-mail), or via the U.S. Postal Service, that choice to be submitted in writing to the Board.**