



## BRENTWOOD HILLS NEWSLETTER SEPTEMBER 2019

YOU CAN FIND REGULAR UPDATES REGARDING OUR COMMUNITY AT [WWW.MYBHHA.COM](http://WWW.MYBHHA.COM) AND  
 "MY BRENTWOOD HILLS NEIGHBORHOOD PAGE" ON FACEBOOK  
 (<https://www.facebook.com/groups/1968569043429678/>)

### MESSAGE FROM THE BOARD

The board's goal is to create a safe, enjoyable living environment while simultaneously striving to maintain and even raise the home values of our members. The board invites all members and residents to attend the monthly board meetings, regularly held the third Monday of each month, 7 PM, at the community center. The September meeting will be Monday, 16 September. The board President and possibly other board members will be present 6:30-7:00, prior to official meeting, to hear community concerns, addressing any questions.

### COMMUNITY PROJECT UPDATES

#### GRANTS

The board was successful in submitting for a 2020 \$5000 Neighborhood Mini-Grant through the county. These funds will go towards a Little Free Library, Hedging, and a 2020 Annual Community Celebration.

#### POOL FEATURES

Some features of the pool have not been functioning for many weeks due to an electric challenge. The board approved an estimate from Brandon Electric on 18 August and has been working with the management company to schedule Brandon Electric to do the work.

#### FIRST FRIDAYS

The First Friday event in September is **Bingo! 6 September, 7 PM**. Come out, meet your neighbors, have some fun and free popcorn, and take a free chance to win valuable prizes. If you're real lucky you'll get to take on someone in rock, paper, scissors!

#### FRIDAY NIGHT MOVIES

Friday Night Movies at the community center on the 2<sup>nd</sup> and 4<sup>th</sup> Friday of each month. Please look on our social media and Web pages for updates.

#### COMMUNITY BUSINESS SUPPORT

Please remember those small businesses who support our community. We invite community and local businesses to advertise their quality services here in our newsletter. If interested, please send a note to [bhstaff0@gmail.com](mailto:bhstaff0@gmail.com)

### HOA MEETING DRAFT AGENDA - SEPTEMBER

The September DRAFT items are: Update to ByLaws and Policies (see follow on pages); Potentially elect new Directors; Horse Shoe/Bocce Ball Area. Please note **October meeting is for 2020 HOA Budget**.

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COMMITTEE UPDATES		OTHER NEWS
<p><b>SOCIAL COMMITTEE</b></p> <p>The Social Committee will meet Thursday, 19 September, 7 PM, at the community center. Additional volunteers are welcome to assist in planning. It is not necessary that you assist in the execution of events.</p> <p>During this meeting we will be planning for the kids' Halloween Party, Christmas Party, and Annual Community Celebration.</p> <p><b>Movie Night</b> – 2<sup>nd</sup> and 4<sup>th</sup> Friday!</p> <p><b>2019 SOCIAL CALENDAR</b> 10/31 - Halloween Party 12/15 - Santa Visit</p> <p><b>ARCHITECTURAL COMMITTEE</b></p> <p><b>Helpful Tips:</b> Cleaning your roof is a cost-savings approach to extending the life of your roof.</p> <p><b>Reminder:</b> Before doing any external changes to your home, consult the ACC guidelines.</p>	<p><b>FIRST FRIDAYS!</b></p> <p>Our next event will be BINGO! on Sep 6. The fans will be on to cool things off and we'll have the popcorn. You bring the family and/or a neighbor, and a winning attitude!</p> <p>Events start at 7 PM and last no more than two hours. These are free fun, community-oriented events. Valuable prizes donated by local vendors. <b>Trivia! will be 4 Oct.</b></p> <p><b>Committee to Update Governing Documents</b> – Please see follow on pages regarding recommendations from the committee to update various aspects of the ByLaws. These recommendations are designed to clarify items and make the board more reflective of community voter input.</p> <p><b>Hurricane Season</b> – Be ready, be aware, and be cautious. Take warnings seriously and act accordingly.</p>	<p><b>Community Surveys</b> – Various surveys have been offered on some of our social media outlets. These surveys are a helpful way of informing the board's opinions. Please see in the following pages related information regarding a few of these items.</p> <p><b>NextDoor</b> – The community NextDoor account has been de-activated by NextDoor. While we explore how best to resolve, please use Facebook and <a href="http://www.mybhoa.com">www.mybhoa.com</a>.</p> <p><b>Additional Grants</b> – Now that we have submitted for the 2020 County Neighborhood Mini-Grant, \$5000, we are pivoting to the submission for 2020 County Tree, Low-Volume Irrigation, and Clean-Up grants. These grants are designed to bring our tax paying dollars back into our community.</p> <p><b>Forest Area</b> – Working with our landscaping vendor, to include their licensed arborist, our irrigation vendor, and the county grant process, we are exploring cost-effective and expert efforts to once again have the forest area thriving with healthy trees. We are now in the very early information gathering phase.</p>
<p align="center"><b>FALL – WINTER POOL INFORMATION</b></p> <p align="center"><b>Late Summer Pool Hours:</b> 9-29 Sep, Su-Th: 8AM-8PM; Fr-Sa: 8AM-10 PM.</p> <p align="center"><b>Fall – Winter Pool Hours:</b> Su-Th, 8AM-6PM; Fr-Sa: 8AM-7PM</p> <p align="center">The office will be staffed at least 8 hours each day.</p>		

The following vendors sponsor our community:

Ilene R. Schwartz, Realtor  
813-625-2942  
22 years BWH Resident  
20 years in Real Estate  
Buying or Selling—I can help  
Free Home Valuation—Just Call  


  
Salon & Spa  
Publix Shopping Plaza  
(813) 681-8020

  
606 E. Brandon Blvd  
(813) 445-8460

  
FLORIDA EXECUTIVE REALTY  
CHRISTINE HENSLEY  
REALTOR  
& Brentwood Hills Resident  
813.503.7732

  
RE/MAX  
REALTY UNLIMITED  
CARINA BARBER  
813.990.9933  
Your BH REALTOR!

  
Green Star Realty, Inc. Call Today!  
Elena D. Chinea-Ivani  
PSA | AHWD | Real Estate Associate  
347.524.9674  
FB/GreenStarRealty  
LeviStubbsRealEstate.com  
ELENAVIPHOMES@GMAIL.COM

  
SECond  
Irrigation  
813-317-4200  
SecondIrrigation.com

If you would like to have your company advertised here, send an email to [bhhoabod@gmail.com](mailto:bhhoabod@gmail.com)

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CALENDAR OF EVENTS –Sept/Oct 2019 (All events start at 7 PM, Community Center – unless otherwise indicated)

September 2019						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2	3	4	5	6 FIRST FRIDAY – Bingo! FREE!	7	8
9	10	11	12	13 Friday Movie Night (mybhhoa.com)	14	15
16 BH HOA Board Meeting <b>ByLaws Update</b>	17	18	19 BH HOA ACC/Social Committee Meetings	20	21	22
23/30	24	25	26	27 Friday Movie Night (mybhhoa.com)	28	29

October 2019						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	1	2	3	4 FIRST FRIDAY – Trivia! FREE!	5	6
7	8	9	10	11 Friday Movie Night (mybhhoa.com)	12	13
14	15	16	17	18	19	20
21 BH HOA Board Meeting – <b>Annual Budget</b>	22	23	24 BH HOA ACC/Social Committee Meetings	25 Friday Night Movie (mybhhoa.com)	26	27
28	29	30	31 Kids Halloween Party			

# BRENTWOOD HILLS NEWSLETTER SEPTEMBER 2019

Please see below **DRAFT, unapproved, unofficial** meeting minutes from August meeting:

## Board of Directors Meeting August 19, 2019 Meeting Minutes

**1. Call to Order - Certifying of Quorum** The meeting was called to order by Jim Barber at 7:00 p.m. It was confirmed that timely meeting notice occurred. Directors Marsha Riddle, Olin Barnett, and Charlie Leo, were also present. It was determined that a quorum was established. Paul Pamrow, Mark Braverman, and Tom Leavitt were not present. Doug Pinner represented McNeil Management.

**2. Approval of Minutes:** The Manager, Doug Pinner read the minutes from July meeting.

On Motion: Duly made by Charlie Leo, second by Marsha Riddle and carried unanimously. Resolve: To approve the minutes as read.

### 3. Reports of Officers/Committees:

**Social:** Jim Barber gave brief update on social activities. Requesting volunteers to assist with annual party. Obtaining gift cards from newsletter advertisers, food truck vendor, etc. to use as prizes for social events.

**ACC:** Ilene Schwartz requested the board approve the recommendation of the committee to remove Olin Barnett from the committee.

On Motion: Duly made by Charlie Leo, no second.

Motion Defeated: To remove Olin Barnett from the committee. The matter will be on September agenda.

**Budget/Financials:** Manager presented financial information and responded to questions from board members and homeowners. Manager explained reserve process as related to our community.

**Governing Documents Update:** Committee Chair, Adrienne Vining informed members of draft suggestions for the board. The committee will have these suggested sourced with Legal and Manager, prepared for ample board consideration prior to September Director's Meeting.

**4. Unfinished Business: Furniture Update: Nothing addressed.**

### 6. New Business:

- a. Improve the BH park network by adding a dog park to the northeast corner of the fenced community center.

On Motion: Duly made by Charles Leo, no second.

Resolve: The motion failed. Will be an agenda item at a later date.

- b. Re-look at rules allowing members access re-activated for those on a payment plan during attorney collections, missing no payments.

No motion.

- c. Create Horse Shoe, Bocce Ball Area within community center

On Motion: Duly made by Charles Leo, Second by Marsha Riddle

Resolve: The motion failed with a vote of 2 in favor and 2 against.

- d. Move Volleyball to Athletic Field, making way for basketball court

On Motion: Duly made by Charles Leo, no second.

Resolve: The motion failed. Will be an agenda item at a later date.

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## 7. Adjournment:

On Motion: Duly made by Charlie Leo, no second. With Charlie's departure there was no longer a quorum. President adjourned the meeting at 9:00 p.m.

Please see below **approved, official** meeting minutes from August special meeting of Directors:

### Special Meeting of Board of Directors August 19, 2019 Meeting Minutes

1. Call to Order – Certifying of Quorum The special meeting to discuss and approve the HOA's submission of a 2020 Hillsborough County Neighborhood Mini-Grant was called to order by Jim Barber (President) at 7:05 PM. It was confirmed that timely meeting notice occurred. Directors Mark Braverman (Vice-President), Charles Leo (Treasurer), Paul Pamrow (Secretary), and Marsha Riddle were also present. Director Olin Barnett arrived towards the end of the meeting. Director Tom Leavitt was not in attendance. Various members of the association were present.

2. The meeting opened with a statement regarding the overall purpose and an outlining of how the meeting would proceed, hearing from the leads, each Director, and the Association members.

- Paul laid out an overview of the process, details for each category within the overall request, and answered any related questions. A detailed discussion ensued regarding pricing, regarding both the amount requested from the county and the amount obligated by HOA. - Each board member took their turn to ask questions and express their support for the effort. A discussion regarding the HOA providing alcoholic beverages for the Annual Community Celebration ensued. It was unanimously agreed upon that the HOA would neither provide alcoholic beverages for the event nor amend the current Rules and Regulations regarding alcoholic beverages at the Community Center. - Each Association member took their turn to ask questions, express their support for the effort.

3. Approve the Association's submission, as presented, for a 2020 Hillsborough County Neighborhood Mini-Grant, to include Little Free Library, Hedges, and Annual Community Celebration – with no alcoholic beverages provided by the HOA.

On Motion: Duly made by Paul Pamrow, Seconded by Charlie Leo

Resolve: To approve the Association's submission, as presented and discussed, for a 2020 Hillsborough County Neighborhood Mini-Grant, stipulating that no alcoholic beverages would be provided by the HOA for the Annual Community Celebration and that the Association would not be obligated to expending these funds should the grant request be denied by the County. Carried unanimously, In favor – 5, against – 0.

4. Reading of the minutes.

Jim read the minutes as described herein.

On Motion: Duly made by Mark Braverman, Seconded by Marsha Riddle

Resolve: To approve the minutes, having them entered in the record and submission package for the 2020 Hillsborough County Neighborhood Mini-Grant. Carried unanimously: In favor – 5, against – 0.

5. Motion to Adjourn On Motion: Duly made by Mark Braverman, Second by Charlie Leo

Resolve: To adjourn the meeting, carried unanimously, In favor – 5, against – 0.

**Meeting was adjourned at 7:45 PM.**

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## COMMITTEE TO UPDATE BH HOA GOVERNING DOCUMENTS – SUGGESTIONS FOR THE BOARD

After many hours of open committee meetings, reviewing all related documents, consulting with legal and management representatives, and considering similar documents used in other communities, the committee offers the following:

### 1. Intent

The committee's intent is to clarify rules, offer definitions to best serve our community. The committee also worked to develop a proposal that best allows committed association members to serve and best recognizes the votes of association members.

### 2. Suggestions

- a. Pursuant to Declaration of Covenants, Section 9, paragraph 2, page 14 – “2. No person owning or having possession, charge, custody or control of any pet shall cause, permit or allow the pet to stray, run, be, go or in any other manner be at large in or upon any public street, sidewalk or park, or on private property of others without the express or implied consent of the owner of such private property. Governmental or municipality leash laws apply at all times.” – the committee recommends the following policy resolution:
  - i. In the case of the existence of a dog park established by the association in the common area, the association consents to persons having dogs off leash, in accordance with government or municipality leash laws, within the confines of a dog park.
  - ii. Our intent – Create a Policy Resolution to provide “permission” as the managers of the community property for a designated off-leash area.
  
- b. Pursuant to Declaration of Covenants, Section 11, paragraph 3, page 15 – “3. Antenna Dish. No lot owner shall install or permit any exterior antenna or satellite or communications dish any lot, a building on a lot, or a common area.” In light of federal law 47 CFR § 1.4000 - Restrictions impairing reception of television broadcast signals, direct broadcast satellite services or multichannel multipoint distribution services, we recommend the following policy resolution:
  - i. The association will not enforce this provision within the limits of state and federal law.
  - ii. Our intent – Create a Policy Resolution that defines “antenna dish” scope and does not conflict with any federal/state laws, while still insisting upon a pleasingly aesthetic appearance.
  
- c. Pursuant to Declaration of Covenants, Section 13, paragraph 3, page 15 – “3. No commercial vehicles exceeding a 3/4 ton weight limit shall be permitted to remain overnight on the property of a private dwelling within Brentwood Hills, other than as may be used by the DECLARANT in conjunction with construction operations. 4. No private pickup trucks or vans exceeding a 3/4 ton weight limit, or trailers, and no unlicensed motor vehicles of any type shall be permitted to remain overnight on the lot of a private dwelling or Common Area unless approved by the Board of Directors.” The committee recommends the following policy definition of commercial vehicles:
  - i. “Commercial vehicles” are defined as those not used for daily commute.
  - ii. According to Florida Statute 320.01(26), a “Commercial Motor Vehicle” is a vehicle not owned by the government, with a Gross Vehicle Weight (GVW) of 26,001 lbs. or more, or has three or more axles regardless of weight, or is used in combination (vehicle plus trailer) when the weight of such combination exceeds 26,001 pounds gross vehicle weight.
  - iii. Our intent – To define through a Policy Resolution a “commercial vehicle” as – “a vehicle used for carrying goods or fare-paying passengers.” Thereby, not force members/residents to park in the street or be non-compliant with the ByLaw.
  
- d. Pursuant to Declaration of Covenants, Section 13, paragraph 4, page 15 – “4. No private pickup trucks or vans exceeding a 3/4 ton weight limit, or trailers, and no unlicensed motor vehicles of any type shall be permitted to remain overnight on the lot of a private dwelling or Common Area unless approved by the Board of Directors.”

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the envelope and print their Brentwood Hills address onto the envelope. Recommend the following amendment to ByLaws:

- i. "All ballots for the election of Directors are returned to the Association sealed in the provided envelope. The owners must sign the outside back of the envelope and print their Brentwood Hills address onto the envelope. The front of the envelope will include the following statement: "See back of envelope for required information."
- j. Pursuant to Dec 2006 ByLaws Amendment (page 4) – "Elections shall be decided by a plurality of those ballots cast. At least 20 percent of the eligible voters must cast a ballot in order to have a valid election of members of the board. If the 20 percent is not obtained, the existing Board member shall remain for another term." The committee recommends the following amendment to the ByLaws:
  - i. Quorum. The presence oat the meetings of members entitled to cast, or of limited or general proxies entitled to cast, ten percent (10%) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. Unless otherwise provided in these By-Laws, Articles of Incorporation or Declaration, decisions shall be made by a majority of the voting interests represented at a meeting at which a quorum is present.
  - ii. Proxies. At all meetings of members, each member may vote in person or by limited proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof. A proxy is not valid for a period longer than 90 days after the date of the first meeting for which is was given. A proxy is revocable at any time at the pleasure of the homeowner who executes it. Limited proxies may also be used for votes taken to amend the Articles of Incorporation or By-Laws or for any matter that requires or permits a vote of the homeowners.
  - iii. Election. Election to the Board of Directors shall be by written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.
  - iv. Use of Proxy. For election of members of the Board of Directors, homeowners shall vote in person at a meeting of the homeowners or by a proxy ballot, under procedures established by the Board of Directors and State law.
  - v. Our intent – To create an environment that best allows for the recognition of votes cast and an annual election. In as much as possible, the board should reflect the votes of the community.



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## Online Survey Items – Information

1. **Dog Park** – Considering all names received (one vote per unit) in favor/against a community dog park, the total votes to date are: Favor - 108, Against – 28. This information will be available for review at any monthly meeting.
  - a. The board has presented a legal finding that the board has a right to act. The board is in the process of considering applying permission to have dogs off leash in a designated area – per the Declaration of Covenants.
  - b. A vote on the matter will be on the agenda in November.
2. **Community Center/Gym** – The expected price tag on such an item would require a special assessment. A special assessment requires 2/3 total membership approval (not only participating in the vote – but approval). We expect the price tag to well exceed our annual budget. We have invited interested members to research this matter so we can know exactly the price we would need to consider.
3. **Matching mailboxes** – Each subdivision was created under separate amendments to the original Declaration of Covenants. Within these separate amendments are separate instructions regarding mailbox conformity. Getting all 1,040 mailboxes into appearance conformity would require an amendment to Declarations via a 2/3 approval by the entire membership.
4. **Shades for Community Center Amenities** – This will likely be on the agenda for consideration in November. We have asked an interested member to research the options and prices for such an amenity.

Additional ideas can be discussed during the open period, hosted by the HOA President before every monthly meeting, 6:30 – 7:00 PM. All ideas are welcome.

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## ADDITIONAL INFORMATION FROM THE ARCHITECTURAL COMMITTEE

**Roof Switch Between Tile and Shingle** – During the June Director's Meeting the board approved the change to the ACC guidelines, allowing members to switch their roofs from tile to shingle and visa versa:

[http://www.mybhhoa.com/Meetings/2019\\_0617\\_BH\\_BoardMinutes.pdf](http://www.mybhhoa.com/Meetings/2019_0617_BH_BoardMinutes.pdf) The board is now in the process of ensuring notice of such change is sent to every member and the change is registered with the Hillsborough County Clerk of Courts.

### ACC Helpful Home Owners Tip

Why do I want to clean my roof?

It is a cost saving alternative to premature re-roofing. There is absolutely no need to prematurely re-roof when your roof can look like new again for a fraction of replacement costs.

Restore the beauty of your home. A dirty roof detracts from your home's curb appeal. You clean your siding, porches, and walkways. You may even apply weed control and fertilizers to spruce up your lawn and garden. But if you ignore those ugly roof stains, no matter what else you do to improve your home's exterior, those stains will be the main focal point of your home's exterior. And, if you are hoping to sell your house, roof cleaning is a must!

A roof covered with dark stains is no longer able to efficiently reflect sunlight. The stain covered shingles absorb heat, thereby super-heating your attic and increasing your cooling costs.

Your insurance company can cancel your home owner's policy for having a dirty roof. Insurance companies are increasingly demanding that homeowners have their stained roofs cleaned. And they often only give a very short notice to do it.

There are many non-corrosive and eco-friendly spray & forget cleaning products available that required no rinsing. You let Mother Nature do the rinsing for you. Because it is high time Mother Nature helps you out.

### August 2019 ACC Newsletter Submission

Reporting Period: 18 July to 22 August

Applications Processed; 14

- Fencing 4
- Painting 3
- Front Door 2
- Roofing 1
- Solar Panel 1
- Gutters 2
- Mailbox 1

The ACC members are researching data in regards to the mailbox standardization guidelines for options and solutions. The findings and recommendations will be reported at a later date at one of the monthly BH-BOD meetings.

The ACC is submitting the Yard of the Quarter criteria to the BH-BOD for approval. Each quarter three homes will be selected as winners of the quarter. Additional information will be available at the monthly BH-BOD meeting.

The ACC committee is conducting a review of the ACC Guidelines for updates and corrections. The draft will be submitted at the November BH-BOD meeting for discussion only.

Dave Hodges was appointed as the new ACC Chairman by the committee members. Ilene Schwartz will remain as the Co-Chairman.

The ACC meets monthly on the Thursday following the monthly BH-HOA Board of Directors meeting. The meeting is open to the membership.

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## BH HOA Board of Director's Authority to Update ByLaws

**ByLaws 29 March 1989**

**Page 13**

### **X. AMENDMENTS TO BYLAWS.**

"Amendments to these Bylaws shall be proposed and adopted in the following manner:

1. Upon proper notice, the Bylaws may be amended, altered, or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting, or any special meeting called for that purpose as specified in Item 12 on page 3 of the Articles of Incorporation. Amendments may also be adopted upon vote of a majority of the total votes cast in person or by proxy, at any meeting called for this purpose."

**ByLaws Amendment 12/18/2006**

**Amendments to ByLaws - Page 9**

"Amendments to these ByLaws shall be proposed and adopted in the following manner: Upon proper notice, the ByLaws may be amended, altered or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting, or any special meeting called for that purpose as specified in line 12 of page 3 of the Articles of Incorporation. Amendments may also be adopted upon vote of a majority of the total votes cast in person or by proxy, at any meeting called for this purpose."

**Articles - 28 Feb 1989**

**Item 11 - ByLaws (page 3)**

"The Board of Directors of this corporation shall provide such ByLaws for the conduct of its business and the carrying out of its purposes as they may deem necessary from time to time. Upon proper notice, ByLaws may be amended, altered or rescinded by a majority vote of those members of the Board of Directors present at any regular meeting, or any special meeting called for that purpose."

**Item 12 - Amendments (page 3)**

"Upon proper notice, these Articles of Incorporation may be amended by a majority vote of those members of the Board of Directors at any regular meeting or any special meeting called for that purpose."

"In the case of conflict between the Articles of Incorporation and the the ByLaws, the Articles of Incorporation shall control; an [sic] in the case of any conflict between the Declaration and the ByLaws, the Declaration shall control."