MAJESTIC Isles

MAJESTIC ISLES
Special Meeting
November 17th, 2023

BOARD OF DIRECTOR MEETING MINUTES

CALL TO ORDER:

Ellen Nelson called the meeting to order at 10:35AM

BOARD MEMBERS PRESENT:

>Ellen Nelson – President
Al Stevens– 1st Vice President
Irene Weinstein– 2nd Vice President
Suzanne Skinner- Treasurer
Evelyn Harris- Secretary
Mark Jaffie -Member at Large
Steve Berry- Member at Large

Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Assistant Manager

Approval of Minutes-

Old Business-

New Business-

A vote was made by the residents to approve or not approve : Residents voted on this and there were ___ in Favor and _____ not in favor. This motion was approved.

EXHIBIT "A"

AMENDMENT
TO THE AMENDED AND RESTATED DECLARATION OF
PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR
MAJESTIC ISLES

The original Declaration of Protective Covenants, Restrictions and Easements for Majestic Isles is recorded in Official Records Book 9026, at Page 504, in the Public Records of Palm Beach County, Florida. The Amended and Restated Declaration of Protective Covenants, Restrictions and Easements for Majestic Isles is recorded in Official Records Book 16291, at Page 683 in the Public Records of Palm Beach County, Florida.

As indicated herein, words underlined are added and words ~~struck through~~ are deleted.

Item 9: Article XII, Paragraph B. 1. of the Declaration shall be amended as follows:

B. By The Association

The responsibility of the Association is as follows:

1. Maintenance and Repair

The Association shall repair, maintain and replace any and all improvements and facilities located upon the Association Property within Majestic Isles, as otherwise provided herein, including, but not limited to, maintaining, repairing and replacing utility services and maintaining the sanitary sewer service laterals leading to the Dwelling Units, but excluding therefrom appliances and plumbing fixtures within a Dwelling Unit.

Maintenance includes, but is not limited to, the following: cleanup, landscape care and replacement, lawn care, dredging, chemical treatment and other services related to drainage areas, Association Property and swales, painting, structural upkeep, roads, sidewalks and drives. The Association shall also maintain, repair and replace the common sprinkler system serving the Association Property and all of the Lots. The Association may, to the extent permitted by the appropriate governmental authority, also provide the maintenance of all city, County, district or municipal properties which are located within or in a reasonable proximity to the Subject Property to the extent that their deterioration or unkempt appearance would adversely affect the appearance of the Subject Property.

The Association shall also clean the roofs of the Dwelling Units, paint the exteriors of the homes as well as the wooden fences located on the Lots, and maintain the landscaping on the Lots, except as provided in subparagraph A.1. herein. Such roof cleaning and such painting of fences and homes shall be performed on a schedule and at a time as determined by the Board of Directors, and pursuant to additional rules, regulations and procedures adopted by the Board from time to time in its sole and absolute discretion. Any additional roof cleaning or painting of the homes and fences that is required in between such scheduled Association work shall be the responsibility of the Lot Owners. The Association shall have the authority to determine the allowable colors for the homes and fences to be painted in its sole discretion and, when the Association exercises its authority to paint pursuant to this Section, it shall have the authority to use such then-approved paint colors and schemes, even if this results in a change to the then-existing color scheme of a home or fence. Maintenance of landscaping within the Lots shall include fertilization and spraying

of lawns and landscaping, mowing and edging. NOTWITHSTANDING THE OBLIGATION OF THE ASSOCIATION TO MAINTAIN THE LANDSCAPING WITHIN THE LOTS, ANY REPLACEMENT TREES, SHRUBS, AND OTHER PLANTING MATERIAL WITHIN THE LOTS, FOR ANY REASON WHATSOEVER, SHALL BE THE OBLIGATION OF THE OWNERS OF THE LOTS UPON WHICH SUCH REPLACEMENT IS REQUIRED, SUBJECT TO ARC APPROVAL.

Approved by_____ Date _____

Respectfully submitted by,
Jay Peskoff ,LCAM
Property Manager
Majestic Isles