

ARTICLE V
Maintenance and Improvements

5. Proposed Declaration Change to 5.6
(BOD Approval of Limited Material Alterations)

5.6 Alterations and Additions to Common Elements.

Material alterations or substantial additions to the Common Elements by the Association must be approved by the Unit Owners of no less than fifty-five percent (55%) of the Units. However, the Board, on its own authority, can approve individual projects not to exceed \$ 5,000.00.

Support: Material alteration approval requires a time consuming and costly process to secure 55% owner approval of changes to Common Property sought by the Board. In most instances, the required material changes are minor in nature, such as installing a new air conditioning system. Also, as a practical matter, in an emergency there would not be time to follow the process of a community vote. As a result, the Vizcaya's attorney has recommended we create a limited exception to Owner approval by allowing the Board alone to approve a material alteration on common property as long as the exception has a limited dollar value. This is consistent with 718.113 (2) (a). This proposed revision limits Board approval of an individual alteration to a dollar value limit of \$5,000.00.

DRC Position: Recommends that the Board adopt.