Villages of Fireside – Minutes of Special Meeting of Members
Proposed 10th Amendment to the Declaration
Tuesday, August 4, 2026
Clay County Shrine Club – 2471 Russell Road, Green Cove Springs, FL 32043

The meeting was called to order by Kathy Melton, CAM at 7:05 p.m.

Calling of Roll
A quorum was established. In attendance from the Board of Directors were Ernie Dukes, John Brownlee, David Smith, Christina Giles-Kingsbury, Neil Ferslew, and John Anderson. Kathy Melton, CAM represented The CAM Team.

Proof of Notice of Meeting
Notice was provided showing that the proposed amendment package was mailed to all owners of record. Notice was posted on the property.

Establish a Quorum
A quorum was established by homeowners in person or by proxy.

Call for Vote on Proposed Amendment to the Declaration
The Proposed Amendment will change rental restrictions on all future leases of a parcel within the Association to no less than six (6) months in length and limit rents to 3 times per year per property. These provisions would apply to all owners. The Proposed Amendment will also change rental restrictions on owners who buy their property after the proposed amendment is approved by limiting total property available for lease in the community to Five Percent (5%) of the total properties. These provisions would NOT apply to current owners.

The floor was opened to homeowners for comments and questions. Topics discussed included:

- Several homeowners shared experiences in other communities where they lived that deteriorated because of too many rentals.
- Suggestion to slow down the approval of the amendment to allow homeowners more time to research and understand it.
- Concern that current homeowners will be affected and whether heirs will be able to inherit and continue to be grandfathered in.
- Military exemption for rentals.
- Process to administer and monitor rentals going forward.
- Concern that legal actions may be filed against the Association.
- Develop a policy that further defines the amendment and how it will be administered/enforced.

Last Call for Ballots and/or Proxies
A last call was made for ballots/proxies.

Close of Balloting
Balloting was closed.

Certification of Proxies and Ballots Submitted
Ballots and proxies were reviewed and votes were counted.

Results of Vote Tabulation

There were 150 total votes cast: 126 in favor and 24 opposed. A second meeting was announced to allow time for more homeowners to vote. The next meeting will be held on Thursday, October 8, 2026 at 7:00 p.m. (prior to the start of the Annual Meeting). The meeting will be held at the Clay County Shrine Club.

Adjournment

All business being completed, a motion was made by Christina Giles-Kingsbury to adjourn the meeting, seconded by John Anderson. None opposed and the meeting was adjourned at 7:41 p.m.

David J. Smith 11/12/26