



Weighted Voting at Vineyard Point Association meetings

Weighted voting is a common principle that is required by our covenants on most matters where the master Association is allowed to vote. There are two bodies that share governance for Vineyard Point. One group is the *Board of Directors* and the other group is *the Association*. Your HOA parcel's president typically serves as both Director and "Voting Member" for your parcel, but you have the option of choosing different individuals to fill those roles.

Certain matters can be decided by the master Board, but others can only be approved at meetings of the master Association. Your HOA's Director attends master Board meetings but only gets a single vote; however, your Voting Member casts the votes for all of your members at any meeting of the Association. Docksides director, for example, gets a single vote on any matter brought before a master Board meeting but its Voting Member gets 42 votes on matters that are decided at a master Association meeting. This is referred to as "weighted voting" and there is only one exception to that rule, which occurs at the annual homeowner meeting where your parcel's Voting Member selects its representative to serve on the master Board of Directors. In that election, state law requires that "*only those Voting Members in a Parcel shall vote on the representatives for that Parcel*"; in that case, weighted voting would be unnecessary and irrelevant.

Weighted voting is included in our covenants to let our homeowners limit the powers of the master Board and prevent a few directors from controlling the entire community. If a parcel has at least 33 members (10% of the master Association), its Voting Member can follow the required procedure to invite the eight Voting Members to attend a Special Meeting of the Association. At that meeting, any Voting Members whose parcels represent a combined total of 163 homeowners (a majority of the Association) have the authority to amend most provisions in the bylaws, overturn many Board decisions, authorize large assessments, veto a budget, etc.

Separation of Powers is provided in Vineyard Point's covenants

Master Board of Director Meetings	Master Association meetings
	
<ul style="list-style-type: none"> - Eight Directors, one from each parcel - Each Director gets only one vote - Special meeting of BoD can be called by any 2 Directors - Special meetings of BoD require minimum 3-days' notice - Meeting notices must be sent to all eight directors - BoD can vote on most Vineyard Point matters - A Director can only be removed by its parcel 	<ul style="list-style-type: none"> - Eight Voting Members, one from each parcel - Each Voting Member's vote is weighted by # of members in parcel - Special meeting of Ass'n. can be called by any V.M. with min. 33 members - Special meetings of Ass'n. require minimum 10 days' notice - Meeting notices must be sent to all eight Voting Members - Parcel's V.M elects its Director at Membership meeting (1 vote per V.M.) - Association can overturn many BoD decisions, veto budgets, amend Bylaws