



DVRC VOTER PAMPHLET

BY LAW AMENDMENTS



JANUARY 15, 2022
DREAMLAND VILLA RETIREMENT COMMUNITY

PROPOSED BY LAW AMENDMENTS

1. ARTICLE V, BOARD OF DIRECTORS

Section 1. The Board of Directors shall consist of ~~seven~~ **five (7) (5)** members whose terms shall be determined as specified in Article XI, Section 4, below.

ARTICLE VIII, QUORUM

Section 2. A quorum at a Board meeting shall be determined by the majority of the number of Board members stipulated in the By Laws. For example, if the Board should consist of ~~seven (7)~~ **five (5)** members but there are vacancies, the majority will still be determined using ~~seven (7)~~ **five (5)** as the determining number. A quorum of this Board would then be ~~four (4)~~ **three (3)**.

2. ARTICLE VII, MEETINGS

Section 1. The annual meeting of the Dreamland Villa Retirement Community shall be held ~~during the second week of each January~~ **in February** and shall include the presentation of candidates nominated for election to the Board of Directors and any other pertinent club business appropriately placed in advance on the meeting's agenda.

ARTICLE X

NOMINATION AND ELECTION OF BOARD MEMBERS AND OFFICERS

Section 1a. The nominating committee shall present a slate of candidates of voting members **in good standing** for the Board at the ~~January~~ **annual** membership meeting. Members interested in being candidates for the Board shall have until ~~January 1st~~ **noon of the last business day of the calendar year** to announce their candidacy to the Nominating Committee Chairperson. The number of candidates nominated by the nominating committee should equal at least the total number of anticipated Director vacancies.

Section 3. Election of candidates to the Board shall be conducted on the second Tuesday in ~~February~~ **March** between the hours of 8:00 a.m. and 7:00 p.m. at polling places designated by the Board and under rules established by the Board.

3. ARTICLE VII, MEETINGS

Section 2. A special Dreamland Villa Retirement Community meeting may be held the first workday of April ~~at 1 P.M.~~ to report the results of the election of directors and officers, and to install the incoming directors and officers.

4. ARTICLE VII, MEETINGS

Section 5. A study session of the Board may be held prior to a Board meeting for the primary purpose of discussing topics to be included at the next Board meeting and to set the agenda for the next Board meeting, such meeting to be scheduled at a date and time not less than five (5) working days prior to the Board meeting. **Non-Members** of the Dreamland Villa Retirement Community may attend as observers and shall only be permitted to participate in discussions if so invited by the presiding officer.

5. ARTICLE VII, MEETINGS

Section 6. The board of directors may conduct study sessions, regular board meetings or special meetings by telephone or other electronic means by which all directors participating may simultaneously hear each other. A director participating in a meeting by this means is deemed to be present. A motion and vote made during such meetings shall be considered valid. Minutes of such meetings shall be published as provided in these By Laws.

6. ARTICLE VIII, QUORUM

Section 1. ~~One hundred (100)~~ **Fifty (50)** voting members shall constitute a quorum at all general membership meetings.

7. ARTICLE X

NOMINATION AND ELECTION OF BOARD MEMBERS AND OFFICERS

Section 1. The nominating committee shall consist of ~~three (3)~~ **two (2)** voting members to be appointed by the president and approved by the Board **by on or before** the November meeting of the Board.

8. ARTICLE X

NOMINATION AND ELECTION OF BOARD MEMBERS AND OFFICERS

~~**Section 3b.** The names of candidates shall be listed on the ballot in alphabetical order in even years and in the inverse order in odd years.~~

Section 4a. In order to maintain the Board at the prescribed level, an appropriate number of Directors should be elected **each February** to fill openings in April. The three candidates receiving the highest number of votes shall serve for three years, then in descending order, two

years and one year. In case of a tie vote, the nominating committee chair will flip a coin to determine the winner.

Section 5. After the ~~February~~ election and prior to the first workday in April the president shall call a meeting of the newly elected directors and the carry over directors solely for the purpose of electing officers from among their number to serve for one-year officer terms commencing on the first workday of April.

9. ARTICLE XII, MEMBERSHIP AND DUES

Section 1a. A non-voting social membership shall be available to persons who do not live in the Dreamland Villa subdivision who are 55 years of age or older, with the exception of caregivers who may be assisting voting members. Payment of the annual fee shall entitle the purchaser of the non-voting social membership to be able to use the facilities of the Dreamland Villa Retirement Community and to participate in any of the social activities carried on by Dreamland Villa Retirement Community. Non-voting social members shall have no vote in the election of Board members and shall not be able to vote on any amendments to the By-Laws, Articles of Incorporation or on any other official matter and are not eligible for election to the Board of Directors. Non-voting social members may participate as a committee chair or member of a committee. A non-voting social member must adhere to the same rules and regulations and shall have all other rights and privileges as those of a voting membership.

10. ARTICLE XII, MEMBERSHIP AND DUES

Section 4. New property owners, at the time of escrow closing, or when desiring membership, shall be requested to pay, in addition to the annual fee, a one-time ~~Initial Membership Fee (IMF)~~ **Transfer Fee**. The ~~IMF Transfer Fee~~ **Transfer Fee** is to be established to cover the cost of maintaining Dreamland Villa Retirement Community's age-restricted status, ~~by~~, and may from time to time be modified by, the Board of Directors. Only one ~~IMF Transfer Fee~~ **Transfer Fee** may be charged for a residence regardless of the number of individuals residing in that residence. The ~~IMF Transfer Fee~~ **Transfer Fee** is not applicable to transfer of ownership between family members, i.e., spouses, parents, siblings, or children.
