

## A Vote of Confidence

Are you confused by the terms quorum, proxy, and threshold? You're not alone. This document is an attempt to try to explain what our current vote is striving to do. Hopefully, it is written without bias.

You can't easily explain the proposed changes without stating what our current community vote requirements are. There are *multiple* requirements, but let's focus on the two most confusing. First, BEFORE we can even count the votes, we must obtain a quorum. Quorum **is a separate count (number) from the count of ballots**. Don't forget that! Quorum is a tally of two things: the number of members attending the meeting where the vote is determined, AND the number of other members who submit a proxy\* (yes, another of those confusing terms). For ALL community votes (not just votes to make changes to governing documents) this number is 30% of our member households – a minimum total of 230 attendees and proxies. NOTE this is also the cap provided in Florida association law.

The next requirement we must talk about is the threshold. Since this vote is to make a change to our governing documents, it requires a higher *threshold* than other types of votes (elections, for example). **A vote to change our governing documents requires two-thirds of the community to agree**. Please don't confuse this with two-thirds of the total vote – or a two-thirds majority. If you're scratching your head, let's put it in terms of numbers: a minimum of 511 member households must vote "yes" for each amendment to pass. If a combination of 255 member households don't vote, or vote "no," the amendment fails.

*Some will say, "What's the problem?" Others will say, "There's no way 511 of 766 households are going to vote, let alone AGREE." Perhaps the question is whether you're confident your fellow members will vote.*

To recap the CURRENT requirements discussed above:

1. A minimum of 230 member households must attend the Member Meeting and/or submit proxies\* to achieve quorum
2. A minimum of 511 member households must vote "yes" for amendments to pass

Hopefully, that gives you a better understanding of those two current requirements. Now, let's move on to explaining the PROPOSED requirements. The proposed amendments DO NOT change quorum. What the proposed changes do, is lower the number of votes required to pass an amendment. Head scratching again? Let's put this in terms of numbers: *at least* 230 member households would need to vote (this is a prerequisite for the threshold; don't confuse it with quorum), and *at least* 154 would need to vote "yes" for an amendment to pass. Of course, if 600 people voted, at least 400 would have to vote "yes."

*Hold the phone! Just 154 households can make the decision to change our documents?! Technically yes, but realistically, no. 766 households would be given the opportunity, right, and responsibility to vote. Those who found the proposed amendments important, would vote!*

*However, IF less than 230 member households voted, the community vote would be null and void.*

To recap the two PROPOSED requirements\*\*:

1. A minimum of 230 member households would need to attend the Member Meeting and/or submit proxies\* to achieve quorum
2. A minimum of 230 member households would need to vote, and two-thirds of those would need to agree for amendments to pass

With a bit of luck this helps explain the Winding Cypress community vote to change one of the requirements to amend our governing documents. Hopefully, you now have the confidence to vote!

\*Members who vote via HOAst automatically count towards quorum (an electronic vote is a combination ballot/proxy). The paper ballot is also a “proxy” if the voter completes that section of the ballot.

\*\* These requirements appear in THREE separate governing documents. Therefore, there are THREE separate amendments to vote on – one for each document.