

# BY-LAWS

## LAUDERDALE HARBORS IMPROVEMENT ASSOCIATION, INC

(A CORPORATION NOT FOR PROFIT)

(Proposed for amendment on March 24, 1997)

ARTICLE I  
NAME AND PURPOSE

Section 1 - Name

The name of the corporation shall be Lauderdale Harbors Improvement Association, Inc. herein referred to as "The Association". The charter was filed on August 22, 1962 with the Florida Department of State in Tallahassee, Florida and was assigned Document No. 704445-16-03.

Section 2, Purpose

The purpose of The Association is to protect and advance the property interests of the single family property owners and residents of Lauderdale Harbors in the City of Fort Lauderdale, Florida.

Section 3 - Physical Boundaries of the Association

The membership of The Association shall be drawn from the area as defined as "the Lauderdale Harbors Plat" in the public records of Broward County Florida specifically the Cliff Lake area including all of SE 13th Terrace, all of SE 12th Way and all of SE 14th Street; specifically Cordova Road beginning with 1200 Cordova Road and ending with 1340 Cordova Road; specifically the " islands" including all of SE 12th Court, all of SE 13th Street, all of SE 14th Street and all of SE 15th Avenue.

ARTICLE II  
MEMBERSHIP

There shall be two types of membership each paying equal dues as follows:

- A. REGULAR MEMBERS Owners of residential properties - Consisting of resident and non-resident freeholders within the established boundaries of Lauderdale Harbors. Each residential unit property shall be entitled to one vote per property unit at any regular or special meeting called by The Association provided dues for each property were paid.
- B. ASSOCIATE MEMBERS - Consisting of those who rent or temporarily reside within the established boundaries of Lauderdale Harbors, but are not freeholders. Such members shall have the privilege of attending all regular and special meetings and any and all other functions held by The Association and serving on any of The Association Committees but shall not be permitted to vote or hold office in the Association.

**ARTICLE ID**  
**OFFICERS AND DIRECTORS By-Laws**

**Section 1 - Number**

The Association shall be governed by a Board of Directors of no more than thirteen (13) Board members and officers, who will have full authority to represent The Association in the interim between meetings of the Association. The first Board of Directors under these By-Laws shall consist of three members serving a one-year term; three members serving a two year term; and three members serving a three year term. Three new directors shall be elected by the members of the Association for a three-year term for each succeeding year. The President, Vice President, Secretary & Treasurer shall each automatically, upon election to such office by the membership, become members of the Board of Directors. The Immediate Past President shall automatically become a member of the Board of Directors for one year after their term as President.

**Section 2 - Officers**

Members of the Association shall vote at the annual meeting for the officers of The Association for the ensuing year which are: President, Vice President, Secretary and Treasurer. The offices of the Secretary and the Treasurer may be combined and held by one person. The officers shall serve for one year with the right to succeed themselves in the office previously held by them or any other office if so elected by members of The Association. A Nominating Committee, chaired by the Vice President and consisting of at least two Board Members, may be appointed to present a slate of officers and Board Members to the membership at the Annual Meeting

**Section 3 - Duties of Officers**

It shall be the duty of the President to preside at all meetings for The Association and its Board of Directors. He or she shall have the power to call all regular and special meetings of the Board and the Association. He or she shall act as the Association's representative on any Central Council of Property Owner's Associations with full power to act.

The Vice President shall function with the full power of the President in the President's absence. He or she shall also serve as and represent The Association as an alternate on any Central Council of Property Owners' Associations.

The Secretary shall keep the minutes of all meetings; and will have charge of the Association's files and correspondence.

The Treasurer shall have charge of The Association's funds, will receive all dues and make all payments, keeping strict account of The Association's finances and reporting them to the Board or Directors and the Association.

**Section 4 - vacancies** A Vacancy on the Board of Directors occurring within the Directors elected by the membership

may have the unexpired portion of their term filled by appointment of the majority of the remaining directors. Lauderdale Harbors Improvement Association, Inc

**Section 5 - Removal of Officers and Directors for Non-Attendance**

An officer or a director who misses two (2) consecutive Board Meetings or three (3) non-consecutive Board Meetings during anyone (1) calendar year, without justifiable cause, may be asked to resign by a majority of the remaining Board members.

**Section 6 - Power of the Board of Directors**

All of the corporate powers, except as otherwise provided for in these By-Laws or the laws of the State of Florida, shall vest in the Directors.

**Section 7 - Removal of Officers and Directors**

The Board of Directors may remove any Officer or Director by 2/3 vote of the total Board of Directors of The Association at any regular or special meeting called for that purpose for nonfeasance, malfeasance or misfeasance, for conduct detrimental to the interest of The Association, or for refusal to render reasonable assistance in carrying out The Association's purposes. Any Officer proposed to be removed shall be entitled to at least five (5) days' notice in writing by registered mail of the meeting of the Board at which such removal is to be voted upon and shall be entitled to appear before the Board and be heard by the Board of Directors at such meeting.

**ARTICLE IV  
MEETINGS**

**Section 1 - Parliamentary Authority**

The Parliamentary Authority at all of The Association's meetings shall be by Roberts Rules of Order.

**Section 2 - Annual Meeting**

The annual meeting shall be called by the President, to be held during the month of March at a time and place to be announced. Notice of the meeting may be delivered to each address or mailed shall be, by ordinary first-class mail, to the last known address of record of a homeowner as indicated by current Broward County tax role. Notices of the Annual Meeting shall be mailed not more than ten days prior to the meeting.

**Section 3 - Annual Meeting Quorum**

Twenty members in good standing shall constitute a quorum at the Annual Meeting and all special meetings of the Association.

**Section 4 - Board of Directors Meeting Quorum**

A quorum of the Board of Directors shall be seven (7) members present at any regular or special meeting. In the event of a tie vote the President shall cast the deciding vote.

**ARTICLE V  
FUNDS**

**Section 1 - Deposits**

All monies shall be deposited in a Fort Lauderdale national bank, in the name of LAUDERDALE HARBORS IMPROVEMENT ASSOCIATION, INC., and withdrawals shall require the signatures of two of the Association's Officers.

**Section 2 - Limits to Expenditures**

No money may be withdrawn for any purpose unless first authorized by the Board at a regular meeting except that a sum not exceeding Three Hundred Dollars (\$300.00) in any one month may be so withdrawn upon an order of the President authorized by the Board of Directors.

**ARTICLE VI  
AMENDMENTS**

The By-Laws of the Association may be amended at any meeting of the Association by a two-thirds vote of the members present, provided that the proposed amendment shall have been presented in writing to the Board of Directors for their consideration; that the Board of Directors shall have presented the proposal in writing to the membership at least ten days before the meeting at which the amendment is to be considered.

**ARTICLE VII  
DUES**

**Section 1 - Amount**

Dues shall be determined by the Board of Directors before the Annual Meeting. Dues are payable in advance upon receipt of notice.

**Section 2 - Fiscal Year**

The fiscal year of the Association shall be from April 1 to March 31.

**ARTICLE VIII  
COMMITTEES**

Special Committees may be appointed by the President at the suggestion of and with the approval of the Board of Directors and may include Membership, Entertainment, Streets and Sanitation, Waterways, Public Relations, Zoning and Beautification, and Nominations.

**ARTICLE IX  
TERM OR CORPORATE EXISTENCE**

The term for which this corporation shall exist shall be perpetual.

## LHIA BOARD ETHICS

1. LHIA Board members are responsible for carrying out the goals of the Association: To protect and advance the property interests of the property owners and residents of Lauderdale Harbors.
2. Board members, when representing the LHIA Board, act and speak in unanimity. Any motion that has carried is the position of the entire board. Even if a member voted against that motion, that motion has become the position of each Board member when speaking as a Board member.
3. Communication among Board members is a necessity. Any problems or complaints that pertain to Board business must be brought to the entire Board.
4. When acting as a LHIA Board representative, one must disassociate oneself from personal feelings. Board members are impartial representatives who speak for the whole association.

## LHIA BOARD RESPONSIBILITIES

1. Be prompt to all meetings.
2. Be prepared with records and reports. Write out motions and give them to the Secretary before the meeting. Present receipts of incurred expenses to the Treasurer.
3. Give notice to the President or Secretary if a meeting must be missed.
4. Report neighborhood problems to the President immediately.
5. This is a working Board. Volunteer! If you are unable to carry out duties and tasks asked of you by the Board, resign so that a working member may take your place. If you miss more than three meetings, resign.

