



Misty Oaks Home Owners Association

BYLAWS FOR THE CONDUCT OF MISTY OAKS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

NOTE: THESE BYLAWS WERE RETYPE WORD FOR WORD USING A COPY OF THE ORIGINAL DOCUMENT BY A MISTY OAKS HOMEOWNER. THEY WERE RETYPED FOR CLARITY AND CONVIENCE TO ALLOW EACH HOME OWNER TO HAVE A COPY WITHOUT PAYING FOR ONE. ANY DISAGREEMENTS BETWEEN THE RETYPED/WEB BASED VERSION AND THE ORIGINALS ON FILE AT THE COUNTY CLERK'S OFFICE ARE UNINTENTIONAL AND THE FILED COPY IS WHAT IS ENFORCEABLE.

1. The Board of Directors of the Misty Oaks Homeowners Association (MOHA) are directed by Article IV, Section 1 of the BYLAWS of MOHA to manage the business and affairs of MOHA. In order to provide an orderly forum for the conduct of the Board of Directors meetings, the following BYLAWS of these meetings are set forth.
2. The meeting will be limited to a maximum of one (1) hour unless a vote of the Board of Directors present is taken to extend the meeting time limit.
3. Guest attendees are those members of MOHA who are present but not members of the Board of Director of MOHA
4. For action to be taken by the Board of Directors, a quorum of five (5) Directors must be present.
5. There will be three agenda types at the meetings,
 - a. Closed Agenda: Only discussion by the Board of Directors is allowed. Comments from guest attendees may be requested by a member of the Board of Directors after approval by the President, or Acting President. Only the President or Acting President can recognize and permit a guest attendee to comment on closed agenda items. Only Board of Director members may place items on the closed agenda.
 - b. Open Agenda: Comments may be made by guest attendees if they have signed the agenda item prior to the meeting. The number of speakers is limited to two (2) per open agenda items. Each speaker is limited to three (3) minutes. Speakers will relinquish the floor at the end of three (3) minutes. Only Board of Director members may place items on the Open Agenda.
 - c. Floor Agenda: Floor Agenda items may be added by any guest of the Board of Directors. These agenda items will be placed under the heading of Floor Agenda and must be added to the formal agenda prior to the beginning of the meeting. Items may not be added after the start of the meeting. Any guest requesting to place a Floor Agenda item into discussion must list item and name of speaker on the formal agenda listing. Speakers will be limited to five (5) minutes. Discussion of the item will be limited to five (5) additional minutes. Total time per floor Agenda items is thereby limited to ten (10) minutes. Only the President or Acting President may place item into discussion and recognize the speaker. The Speaker for the Floor Agenda item will relinquish the floor at the end of the five (5) minutes. Total meeting length is limited to one (1) hour;

therefore, any Floor Agenda item not placed into discussion by the President or Acting President because of the time limit will be placed at the top of the Floor Agenda items for the next regular meeting of the MOHA Board of Directors.

6. Only members of the MOHA Board of Directors may make motions. Only members of the MOHA Board of Directors may second motions.
7. Only members of the MOHA Board of Directors have voting rights at the meetings of the MOHA Board of Directors.
8. Guests of the MOHA Board of Directors are expected to observe the Bylaws here stated for the conduct of the meetings. If a guest does not observe the order of the meeting, he/she will be asked to leave the meeting. If the guest in question does not leave, or in judgment of the President or Acting President, any time a condition exists in which the order of the meetings cannot be restored, the President or Acting President may ask for a motion to adjourn the meeting even though the one (1) hour time limit has not expired, or all agenda items have not been covered.
9. The Bylaws may be changed by approval of a majority of the MOHA Board of Directors.