



**POINTE
EAST**

POINTE EAST HOMEOWNERS' ASSOCIATION, INC.

PO Box 15702, Tallahassee, FL 32317 | board@pointeeasthoa.com | pointeeasthoa.com

Reworked Modernization Package

What the Board will confirm on November 10, 2026

For owners | Board meeting November 10, 2026 | Working drafts

Since the October 6 packet, the Board has reworked the modernization drafts to match what owners were told in August 2025 and February 2026: remove the developer, fix the pet wording, limit dues increases without a vote, fix errors and conflicts with Florida law, and update meetings, voting, and notice. On November 10 the Board will vote on the changes below. Nothing is adopted at this meeting; owners decide later.

Changed since October 6

- **Assessments.** Dues increases above 10% and special assessments both need a majority of all eligible Lots (9 when all 17 can vote). The October 6 emergency assessment power is dropped.
- **Tanks (new).** The petroleum-tank ban comes out, so buried propane tanks are allowed. Tanks stay buried, except generator fuel tanks that meet the hurricane specifications.
- **Boundaries.** The Architectural Committee, not the Board, approves moving a line between neighbors. A Lot of 10 acres or more must keep 10 acres; a smaller Lot can't get smaller.
- **Rebuilding (new).** 12 months instead of 9 after a storm or fire, and 18 months automatically after a declared state of emergency; the 18-month construction cap comes out.
- **Meetings and reports (new).** The Board sets the annual meeting date and meets at least quarterly. The financial report Florida law requires replaces the yearly audit.
- **Easements and adding land.** The Association easement power and the two-thirds annexation procedure in the October 6 draft are removed.
- **Paying bills (new).** The Board names who can pay bills, including electronically, with monthly financial statements and a monthly review by someone other than the payer.
- **Bylaws** become one document. Each Board seat is elected separately. A director appointed to a vacancy serves only until the next annual meeting. The Board may declare a seat vacant for repeated missed meetings, after notice and a chance to respond.
- **Architectural review.** The 60-day decision period stays (October 6 proposed 30), and the new variance power is dropped. A designated reviewer flags problems within 15 days, the Committee decides at a noticed meeting, and owners can rely on approved plans, with limits.
- **Jared.** In the separate Jared proposal, uninsured road and gate losses are charged to the Jared Lots, and the reserves become a Jared Capital Fund funded within the \$900 cap.

Broader house rules will be considered after the February 2027 annual meeting. Counsel reviews the drafts this month. Before any final draft goes out, a Board member will ask each Lot owner which proposals they would sign. The full explanation is under Documents at pointeeasthoa.com.