

FORMAL PETITION OF CLOISTER POINTE HOMEOWNERS

Request for Statutory Compliance and Procedural Transparency

TO:

The Board of Directors, Cloister Pointe Homeowners Association, Inc.
c/o CMC Management

FROM:

The Undersigned Members of the Cloister Pointe Homeowners Association

RE: Demand for Compliance with Florida Statutes Chapter 720 and Association Governing Documents

I. INTRODUCTION

Pursuant to the rights granted under Florida Statutes §§720.303, 720.306, and 720.311, the undersigned homeowners of Cloister Pointe hereby submit this formal petition requesting immediate corrective action and compliance with statutory procedures governing rule adoption, member notification, and access to official records.

It has come to the attention of the membership that new rules and regulations were adopted and implemented without proper notice, open meeting procedures, or verification of quorum and recorded votes, as required by Florida law and the Association's governing documents.

II. GROUNDS FOR PETITION

1. Violation of §720.303(2): Failure to provide at least fourteen (14) days' advance written notice to all homeowners prior to a meeting where new rules or restrictions were adopted.
2. Violation of §720.303(2)(a): Failure to conduct said meeting as an open meeting accessible to all members, thereby denying owners the right to attend and speak before votes were cast.
3. Violation of §720.303(5): Failure to provide access to official records, meeting minutes, and voting documentation within the ten (10) business days required following a written request.
4. Violation of §720.306(1): Improper adoption of rules and regulations without a duly noticed membership vote, where the nature of the rule change affects property use or homeowner rights.
5. Failure to Comply with the Association's Own Bylaws: Lack of documentation demonstrating that quorum, member notice, and recording requirements were satisfied.

III. PETITION REQUESTS

1. Immediately suspend enforcement of any newly adopted rules or restrictions pending a full procedural review.
2. Provide written confirmation that all future rule-making meetings will comply with notice, access, and voting procedures as set forth in Florida Statutes Chapter 720.
3. Release certified copies of meeting notices, agendas, minutes, and vote records related to the rule changes in question.
4. Convene a special open meeting for members to review the procedural deficiencies, discuss remedies, and consider re-voting on any improperly adopted measures.
5. Acknowledge in writing the homeowners' right to statutory access, participation, and fair governance.

IV. LEGAL NOTICE

This petition is submitted in good faith under Florida Statutes §720.303(10), which authorizes members to request corrective action and documentation to ensure compliance with the Association's statutory and fiduciary duties.

Failure to respond to this petition or to cure the identified procedural deficiencies may result in further administrative or legal remedies sought through the Florida Department of Business and Professional Regulation (DBPR).

V. SIGNATURES OF PETITIONING MEMBERS

Printed Name	Signature	Property Address / Unit	Date
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VI. CERTIFICATION OF SERVICE

I hereby certify that a true and correct copy of this petition was delivered to the Board of Directors of the Cloister Pointe Homeowners Association, Inc. and to CMC Management on this ____ day of _____, 2025, by the following method: _____ (e.g., certified mail, hand delivery, or **email**).

Submitted by:

Concerned Members of the Cloister Pointe Homeowners Association, Inc.

Purpose: To promote compliance, transparency, and good-faith governance within the community, consistent with Florida Statutes and the Association's governing documents.