

Summer Place Condominium Association of Brevard, Inc. (SPCAB)  
A Not-for-Profit Corporation

**PROPOSED Amendment to Declaration and NOTICE of MEETING of the Membership**

NOTICE IS HEREBY GIVEN, that a meeting of the Membership, purposed to Amend the Declaration of Condominium for SPCAB will be held at the following date, time and place(s):

DATE: Saturday, January 10, 2026                      TIME: 9:30 am  
PLACE: ZOOM Meeting (Login), [www.SummerPlaceBrevard.com](http://www.SummerPlaceBrevard.com), and at the Merritt Island Library at 1195 N. Courtenay Parkway, Merritt Island, FL

To JOIN the ZOOM Meeting, on any Computer, go to website, [www.SummerPlaceBrevard.com](http://www.SummerPlaceBrevard.com) (not Case sensitive), click the yellow star "GO TO ZOOM Meeting", and follow the prompts. Be sure to have Zoom on your device prior to the meeting, [www.zoom.us](http://www.zoom.us), click Download and follow the prompts. **Join Zoom Meeting by Phone:** Dial: 305-224-1968, Mtg ID 870 0237 9608, Member ID (none), Passcode: 528311

**AGENDA:**

1. Call to order, roll call, Establish Quorum
2. Proof of Meeting Notice
3. Old Business (Approved Budget, 2026 Dues/Fees briefing)
4. New Business
  - a) **PROPOSED** "Second Amendment to the Declaration of Condominium" (Decl.)

*To clarify and correct Article XIX: RESPONSIBILITY OF UNIT OWNERS, relating to attorney's intervention(s), on behalf of the Association, whereby paragraph two (2) will be deleted and replaced entirely, as follows:*

In any action brought against a unit owner by the Association for damages, or injunctive relief due to such unit owner's failure to comply with the provisions of this Declaration or By-Laws of the Association, the prevailing party shall be entitled to court costs, reasonable attorney's fees and expenses incurred by it in connection with the prosecution of such action. All attorney's fees and costs incurred by the Association in pursuing or defending any rights pursuant to this Declaration, or any rules or policies adopted by the Association, shall become a special assessment against the Owner and Unit which caused the violation(s) or defense by the Association, regardless of whether suit is brought or not, based on the affirmative vote of a majority of the Board of Directors during a meeting of the Board for which at least fourteen (14) days' notice was provided to the Unit's owners, which notice lists the adoption of a special assessment on the agenda. The assessment is not subject to the \$500 limit(s) in Article VII, and may be adopted once the violation has been cured or, if a lawsuit or petition or arbitration has been filed, a court order is entered in that lawsuit or arbitration finding the Association the prevailing party therein. The Association shall have no obligation to obtain an order determining the amount of attorney's fees to be awarded prior to being entitled to recover all charges incurred in the enforcement activity. The amendments to this provision shall apply to all owners and lots within the Condominium, regardless of when the violation arose and regardless of whether a demand to cure same has been filed before this amendment is recorded.

5. Discussion
6. Adjournment

This notice shall be posted upon the Condominium property at least Fourteen (14) days in advance of the scheduled meeting.

Dated this 24th day of December 2025