

B5 – PROPOSED MEMBERSHIP AMENDMENTS TO BYLAWS

These amendments are to clarify types of Memberships, to memorialize current practices allowing for only one active membership on any lot, to allow for one additional temporary membership on each lot, to clarify that all new members pay initiation fees, to eliminate confusion on voting rights for dues-paying property owners, and to allow the Board to consider requests to authorize access to Club venues for certain guests who are not paying-boarders, lodgers, or renters, like house sitters, nannies, long-term caregivers, and family members or close friends visiting or living with Members for extended periods of time.

Explanation: *Our current bylaws identify members as Active Members, Temporary Members, and Inactive Members. The need for an “Inactive Member” group appears to be unnecessary and has generated some confusion as to whether fully-registered, dues-paying, “Inactive Members” have voting privileges. The following amendments would eliminate the “Inactive Member” classification and make it clear that all dues-paying property owners are deemed “Active Members” and are eligible to vote at Club business meetings. The following amendments would also clarify that only one Active Membership and one Temporary Membership is allowed on each lot.*

- The first sentence of Article I, Section 1, re: Membership Definitions, which lists the blocks and properties eligible for membership, should be amended to begin as follows:

Section 1 MEMBERSHIP DEFINITIONS

Eligibility for membership in the Woodmont eCountry Club shall include lot owners and temporary and permanent residents of the following Blocks and properties listed below, and as dictated by tradition and Club Bylaws and membership vote since 1915

Article I, Sections 1.1, 1.2, and 1.3 should be amended to read as follows:

1.1 Active Members

The active members shall consist of persons and their immediate family, who own or have purchased, or have entered into a contract for the purchase of lots in the applicable blocks of the Plat of Woodmont Beach and other properties that can only be accessed as defined in Section 1, above. The active members shall also consist of property owners residing adjacent to the Plat of Woodmont Beach who are now members of the Club. **Only one Active Membership is allowed per lot.**

1.2 Temporary Members

Temporary members shall consist of persons and their immediate family, who are renters or **leasees lessors** in the Plat of Woodmont Beach and adjoining properties as described in Section 1. The property owners may **provide pay temporary** membership dues for renters. **Only one Temporary Membership is allowed per lot.**

1.3 Inactive Members

Inactive members shall consist of non-resident property owners in the blocks listed above, who are renting or leasing their property and choose not to be a participant in the Club activities. Their dues payment shall provide for their membership as well as for the temporary membership of their renter after their renter has applied for temporary membership and meets all the Club requirements. [*Secretary's Note: Upon adoption of this amendment, all other references to Inactive Members shall be stricken and grammatical changes shall be made by the Secretary to reflect the effect of this amendment, including without limitation Article I, Sec. 4.1, and Article II, Sec. 1.2].

Explanation: Current bylaws make it significantly cheaper and easier for a renter to become a member of the club, with no initiation fee, than for new homeowners, who are required to pay an initiation fee. This amendment will require payment of initiation fees by both groups of members, owners (Active Members) and renters (who can join as Temporary Members). To eliminate this inequity between the types of Members, Article I, Sections 3 and 4 should be amended to read as follows:

3.1 Initiation Fee

The initiation fees for Active and Temporary Members shall be the rate established by a two-thirds majority vote of the members ship present at a business meeting. No initiation is required for temporary members. The Club may establish different fees for Active and Temporary Members.

3.2 Dues

Dues for all members shall be the rate established by a two-thirds majority vote of the members ship present at a business meeting. Dues shall be payable on the first day of April and delinquent June 1 of the same year. Dues will be prorated for new members from date of application to June 1. Persons 65 years or more older may pay a reduced rate as established by a two-thirds majority vote of the members ship present at a business meeting.

3.3 Special Assessments

Special assessments shall be an allowable means of providing funds for specific projects or for payments of legal indebtedness. Special assessments shall be recommended by the Board of Trustees to the members and shall be approved by a two-thirds majority vote of the members ship present at a business meeting.

Section 4 TERMINATION of MEMBERSHIP

4.1 Termination of Active and Inactive Membership

An active membership or inactive membership shall be terminated upon the sale of property owned within the established Woodmont Country Club boundaries or after upon written

notice to the Board of Trustees of the desire to terminate the membership. ~~The yearly dues shall be automatically transferred to the new owner upon acceptance of the new owner's application for membership to Woodmont Country Club and the payment of the Initiation Fee by the new owner.~~

4.2 Termination of Temporary Membership

A temporary membership shall terminate upon moving from the Woodmont Country Club's established boundaries or written notice to the Board of Trustees of desire to terminate the membership.

***Explanation:** The Board has heard comments from some Club members who are requesting that certain extended-stay guests who are not short-term renters, boarders, or lodgers paying to stay on a member's lot, should be able to seek written approval from the Board to allow such designated guest(s) access to club venues, even when not accompanied by a Member, as currently required in Club Bylaws and Rules. Examples include house sitters, nannies, long-term caregivers, and family members or close friends visiting for extended periods of time. Members would have to make a special request to the board and these temporary guests could be registered along with the member name(s) on the membership list maintained and made available to all members of the club. To authorize such proposal, the following new section will be added to the Bylaws:*

Add new Section 1.4 to Article II of the Bylaws to read as follows:

1.4 Pre-Approved Guests

The Board is authorized to consider and decide upon written requests submitted by any Active Member to authorize temporary access to Club venues by a designated person deemed to be an extended-stay or regular guest of the member, so long as such guest is not a short-term renter, boarder, or lodger paying to stay on the member's lot. Examples of such individuals include, but are not limited to, house-sitters, nannies, long-term caregivers, and family members or close friends visiting for extended periods of time. The Board may adopt procedures and criteria to consider such requests, and shall have authority to approve, condition, limit, or deny any request. A current list of Pre-Approved Guests with access to any Club venues or facilities shall be maintained by the Board and shall be available to Members upon request.