

N. Powers and Duties of Members. Powers and duties of members shall be those powers and duties specifically and exclusively required by the Act, the Declaration and these by-laws to be exercised and performed by the Association, which powers and duties shall be exercised and performed upon a majority of the total vote of the Association, except as otherwise provided in the Act, the Declaration or these by-laws, such powers and duties to include but not be limited to the following:

1. Election of directors, as provided in these by-laws.
2. Removal of any director upon vote of 75% of the total vote of the Association, and election of a replacement therefor upon vote of a majority of said total vote.
3. Determination whether to repair, reconstruct or rebuild after a casualty, as provided in the Declaration.
4. Determination whether to make structural changes or additions, as provided in the Declaration.
5. Promulgation of regulations, as provided in the Declaration.
6. Proposal and approval of amendments to the Declaration and condominium deeds, as provided in the Declaration.
7. Approval of amendments to the by-laws, as provided in these by-laws.
8. Approval of termination of the condominium and removal of the property from the provisions of the Act, as provided in the Declaration.
9. Approval of increase in assessments, as provided in the Declaration.

III. DIRECTORS

A. Number and Election. The Board of Directors shall consist of five members who shall be elected by the members of the Association. The first Board shall be elected at the initial meeting of members, one such director being elected for five years, one for four years, one for three years, one for two years, and one for one year or until the next annual meeting following