



Article I: Name

Section 1:

The name of the organization shall be the Property Management Association of Clarksville, hereinafter referred to as the "Association".

Section 2:

The Association shall be incorporated as a non-profit organization under the laws of the State of Tennessee.

Article II: Objectives

Section 1:

To aid in the housing industry in the Clarksville/Ft. Campbell area and Middle Tennessee area by promoting professionalism in management, development, and education pertaining to property management. Always striving to maintain a sense of goodwill and understanding with the renting public in accordance with the Code of Ethics of the Association.

Article III: Membership

Section 1:

Membership in this Association shall be limited to three categories:

Regular, Associate, or Honorary

Section 2:

Regular membership in this Association shall be limited to rental housing represented by owner/developer, owners and/or designated agents, complex managers or others related directly in the management of rental housing. They must agree that upon approval for membership, by the Board of Directors, they will abide by the Constitution, By-Laws and Code of Ethics (and all amendments thereto) of this Association and that they shall pay the required dues.

Section 3:

Associate membership in this Association is limited to any person, firm, partnership or corporation engaged in any trade, industry or profession relating to rental housing.

They must agree that upon approval for membership by the Board of Directors, they will abide by the Constitution, By-Laws and Code of Ethics (and all amendments thereto) of this Association and they will pay the required dues.

(a) Application for an Associate membership must be presented by and countersigned by a member in good standing and be presented to the Board of Directors along with annual dues, for final acceptance.

Section 4:

Honorary membership in this Association may be designated by the Board of Directors or by a unanimous vote of the membership, for a specified period of time, to any person or persons for distinguished services rendered to the industry and the Association. There shall be no dues for such membership.

Article IV: Voting

Section 1:

Each regular or associate member in good standing shall have one (1) vote. Honorary members will have no vote.

Section 2:

Any member anticipating his absence from any regular meeting or special meeting may be represented at said meeting if written proxy for the specific meeting is presented to the secretary of the Association prior to the start of the meeting.

Article V: Dues

Section 1:

Dues shall be paid by all members (except for Honorary members). The amount of the dues and method of payment shall be fixed by the Board of Directors, with concurrence of the membership.

Section 2:

The fiscal year for the Association shall be from January 1st through December 30th of each year.

Article VI: Administration

Section 1:

The officers of this Association shall be President, Vice President, Secretary and Treasurer; their duties being those normally associated with such offices. No officer shall receive a salary or other compensation.

Section 2:

The Association shall elect no less than six (6) and no more than eight (8) Directors.

(A) For identification, herein, the term Board of Directors shall be defined as the elected officers. The Directors (elected officers) shall serve a one year term with the exception of the ex officio who will remain on the Board for one year succeeding his/her term as President.

Section 3:

A majority of the elected members of the Board of Directors present shall constitute a quorum.

Section 4:

The Board of Directors is authorized to employ administrative and secretarial assistance when financial and other conditions warrant and to fix the compensation and duties of the same. Normal expenses, such as stamps, stationery, office supplies, etc. shall be left within the power of the Board of Directors.

Section 5:

A vacancy in any office shall be filled by the Board of Directors without delay, with the person so appointed to serve only until the end of the term current and subsequent election.

Section 6:

Where matters come before the Board of Directors for a vote, voting rights shall be vested in the elected board members and elected officers, each of whom shall be entitled to one (1) vote.

Article VII: Nomination and Election of Officers

Section 1:

Nominations for officers and directors shall be made by the Nominating Committee, which shall be selected at least two (2) months before the December meeting.

Section 2:

The nominating committee shall be by vote of the membership.

Article VII: Meetings

Section 1:

The Association shall hold regular meetings which shall be a minimum of one each quarter, at such time and place as may be selected by the Board of Directors, with such meetings open to all members in good standing. Certain meetings shall be open to guests of the members, with these meetings being designated by the President with the concurrence of the Board of Directors.

Section 2:

Special meetings may be called by the Board of Directors as needed.

Section 3:

The Board of Directors may cancel any regular meeting.

Section 4:

The Board of Directors shall meet upon the call from the President or on the request of the majority of the Board of Directors.

Section 5:

Any member of the Board of Directors who misses more than three (3) concurrent meetings will be dropped from the Board unless it is otherwise approved by a majority of the Board of Directors.

Article IX: Committees

Section 1:

Standing and Special committees shall be appointed by the President following concurrence of the Board of Directors. Committees shall include, but not be limited to Membership, Ethics, Program and Education, Public Relations, Nominating and Insurance.

Section 2:

The duties of the standing and special committees shall be defined by the Board of Directors and written minutes shall be kept of such meetings.

Article X: Headquarters

Section 1:

The location of the headquarters of this Association shall be in Clarksville, Tennessee, in such specific location as selected by the Board of Directors.

Article XI: Amendments

Section 1:

Amendments to this constitution may be proposed by a majority of the Board of Directors, or by a petition signed by one-third of the qualified voters.

Section 2:

An amendment proposed shall be presented at a regular meeting with written copy e-mailed to each member following such meeting, to all members in good standing. The vote on said amendment is to be taken at the next succeeding regular meeting following written notice of the proposed amendment. Said amendment shall become effective only upon the affirmative vote of two-thirds of the votes cast, either in person or by proxy, provided not less than one-third of the qualified votes are cast affirmatively.

PMAC Code of Ethics

Each participating member of the association shall conduct himself in a manner which shall dignify this association and shall strive always to convey a professional image to persons outside the association.

Any member may be censured, suspended or expelled from membership in this Association by the Board of Directors, after such action is recommended by the Ethics Committee. This action for any bona-fide cause and/or act that violates the ethical standards imposed on said member of this association. Such recommendations by the Ethics Committee shall require a majority vote of the committee. Additionally, any such action by the Board of Directors, based on such a recommendation, must require a two-thirds vote of the entire Executive Committee. Being the sole intent of this provision to protect the reputation of any member against charges which have been determined to be insufficient to justify a recommendation favoring imposition of disciplinary penalties.

Appeal from action taken in the paragraph above, may be made to the Board of Directors within thirty (30) days following such action. A quorum must be present at such an appeal meeting and seventy-five (75%) percent of those present shall be required to override the action of the Board of Directors with their votes.