

BOARD RESOLUTION 2019-02:1

(Hammock Trails: Pool Access Key Cards Protocol For Change of Homeowners/Renters)

At the meeting of the Board of Directors of HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on 12 February 2019, the following resolution was proposed and approved, disapproved by the board with a vote of

3 For, 0 Against

WHEREAS the mission of the Board of Directors, all Officers, and Committees of the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION have a fiduciary responsibility to the Association by performing in good faith, the care and diligence of an ordinarily prudent person while executing their duties within the limits of their authority;

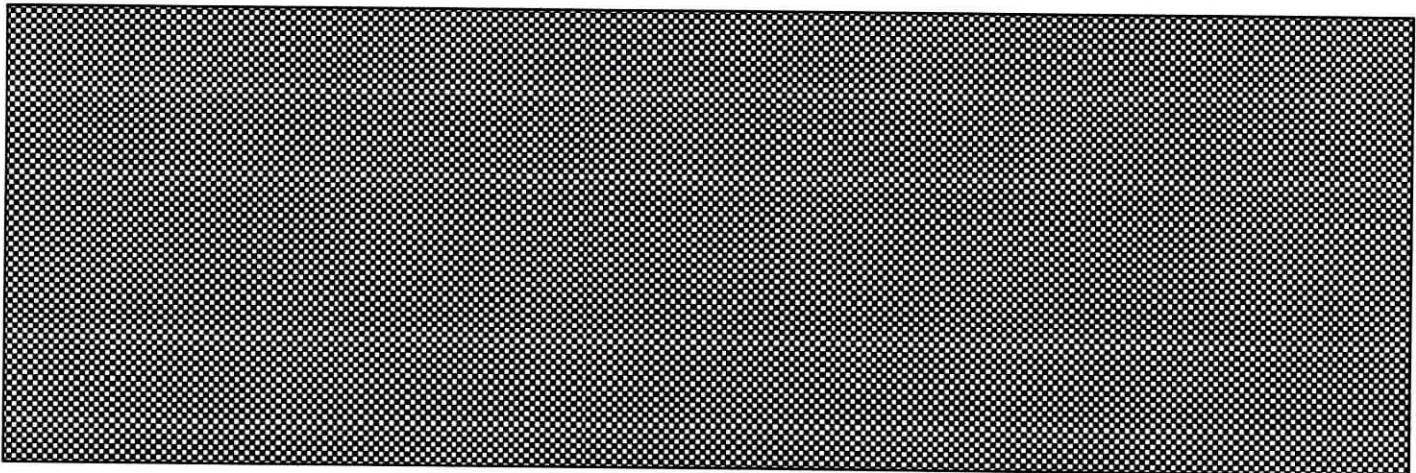
WHEREAS it is the ASSOCIATION'S Board of Directors, Officers, and Committees are accountable and responsible for all ASSOCIATION common areas, amenities, and accountable property;

WHEREAS electronic access cards to the pool facility are considered accountable property of the ASSOCIATION and not that of an individual homeowner/renter and that such property must be accounted for;

WHEREAS in several instances when a property is conveyed to a new owner or tenant, the electronic access card is not transferred, and the ASSOCIATION is not aware of the conveyance until the new owner/tenant requests access to the pool facility and/or are not aware of the card agreement or published pool rules.

THEREFORE, be it resolved:

That the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION Board of Directors, Officers, Committees will implement viable methods/procedures to comply with its fiduciary obligations for securing the pool access cards when a property is for sale, sold or a change in tenants (rental units). Such methods/procedures could include being part of an estoppel or other instrument and that they be implemented immediately.



SIGNATURES ON NEXT PAGE

Signed:

Maria Isabel Koche For X Against _____
Maria Koche, Board Chairman
HOA President

Mike Taddeo For X Against _____
Mike Taddeo, Board of Director
HOA Vice-President

Eddie Santiago, Board of Director
HOA Secretary/Treasure
Eddie M. Santiago For X Against _____