

BOARD RESOLUTION 2023-10:1

(Hammock Trails: Electronic Pool Access Cards Not Transferred)

At the meeting of the Board of Directors of HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on 05 October 2023, the following resolution was proposed and (select one) 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 pool 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 pool access card is not always transferred.

WHEREAS confusion still exists as to the responsibility of the party to reimburse the Association for the lost or missing electronic access card issued to an address/lot when identified on the estoppel as previously noted in Resolution 2019-02:1 “Pool Access Key Cards Protocol for Change of Homeowners/Renters”.

THEREFORE, be it resolved:

That the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION Board of Directors, Officers, Committees will include an additional procedure to comply with its fiduciary obligations for securing the electronic access cards when a property is for sale, sold or a change in tenants (rental units). Owner/s of address/lot identified as having had an electronic access card issued to it, shall continue to be listed on an estoppel as currently being done, but also disclosed on a separate sheet or form to be included with the issued FAQ sheet. This shall become effective immediately.



SIGNATURES ON NEXT PAGE

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Signed:

Maria Koche

Maria Koche, Board Chairman
HOA President

For X Against _____

Mike Taddeo

Mike Taddeo, Board of Director
HOA Vice-President

For X Against _____

Eddie Santiago

Eddie Santiago, Board of Director
HOA Secretary/Treasure

For X Against _____