

BOARD RESOLUTION 2024-05:1

(Hammock Trails: Rental Unit Notification to Management Company)

At the meeting of the Board of Directors of HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC., a Florida corporation, on **9 May 2024**, 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 the ASSOCIATION is responsible for the enforcement of the governing documents, planned residential development documents, resolutions, policies, rules and regulations.

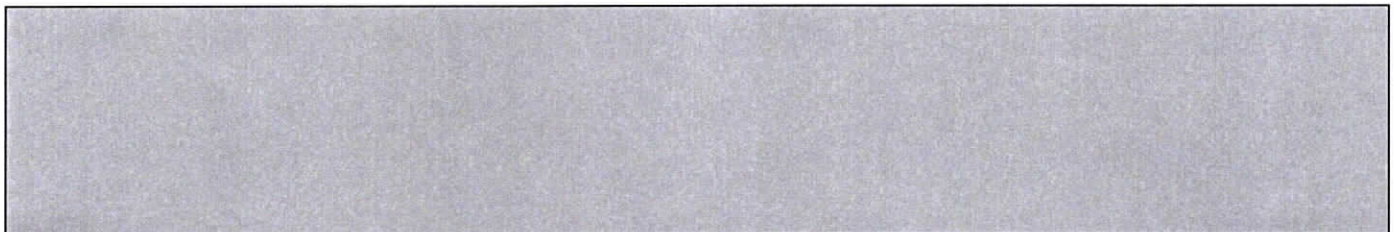
WHEREAS residential units being rented out change tenants frequently with outstanding violations of previous stated documents against the property, and not notifying the ASSOCIATION and its managing agent of the changing of tenants.

WHEREAS the property owners and managing agents ignore violations or do not follow the governing documents, planned residential development documents, resolutions, policies, rules, and regulations.

THEREFORE, be it resolved:

That the HAMMOCK TRAILS HOMEOWNERS ASSOCIATION Board of Directors (BOD) and its Officers hereby shall work with its managing agent to resolve this issue. Such steps shall include researching how other communities handle tenant issues, determining what tenant information should be provided by the property owner to the ASSOCIATION and its managing agent, requiring property owners resolve all outstanding violations before allowing new tenants to occupy units, and any other tools available to keep rental properties properly maintained.

SIGNATURES ON NEXT PAGE



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 _____