

RESOLUTION
COCONUT GROVE COURT OWNERS ASSOCIATION
POLICY RESOLUTION NUMBER: 2022-01

Creation and Use of Resolutions

WHEREAS Article III, Section 3 of the Coconut Grove Court Owners Association (hereinafter referred to as the (Association”) Covenants, Conditions, and Restrictions (CC&R) grants the Board of Directors (“Board”) the authority to govern and manage the business of the Association; and

WHEREAS Article XI, Section 2 governs the authority of the Board to amend the covenants and restrictions by three-fourths (3/4) vote of the Board, provided that Article VIII, Section I not be changed without a vote of seventy-five (75%) percent of the members of the Association; and

WHEREAS through transparency, fairness, and consistency, resolutions enacted by the Board will serve to improve the understanding and functionality of our governing documents for all homeowners,

NOW, THEREFORE, BE IT RESOLVED that the Board establishes the Resolution Process as follows:

1. As appropriate, the Board shall adopt Resolutions in one of three (3) forms:

A. Policy resolutions. These are resolutions that affect owners’ rights and obligations. For example, rules for the use of common areas, enforcement procedures, and guidelines regarding the appearance and maintenance of the property, including lawns and home structures.

B. Administrative resolutions. These are resolutions that address the internal operations of the Association. Examples include operating procedures, procedures for elections, and board meetings.

C. Special resolutions. These are resolutions that deal with an individual situation and/or circumstance. For example, a decision about a rule violation.

2. All resolutions shall conform to the Model Resolution format and be accompanied by a resolution action record.


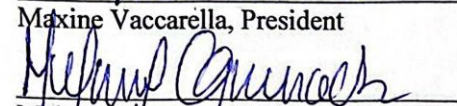
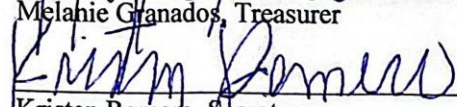
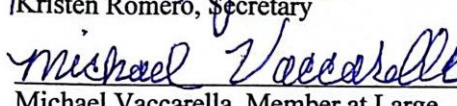
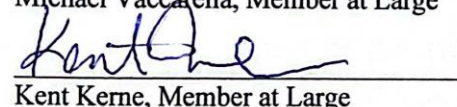
3. A Book of Resolutions adopted by the Association will be maintained by the Board, and copies will be provided to all Association members.

COCONUT GROVE COURT OWNERS ASSOCIATION, INC.
POLICY RESOLUTION NUMBER: 2022 - 01
Relating to Creation and Use of Resolutions

Resolution Type: Administrative

Pertaining to: Creation and Use of Resolutions

Duly adopted by the Board of Directors on November 30, 2022

VOTE:	YES	NO	ABSTAIN	ABSENT
 Maxine Vaccarella, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Melanie Granados, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kristen Romero, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Michael Vaccarella, Member at Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kent Kerne, Member at Large	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>