

RESOLUTION

COCONUT GROVE COURT OWNERS ASSOCIATION

POLICY RESOLUTION NUMBER 2022-02

Relating to Rights and Responsibilities for Better Communities

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 the Board of the Association wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and

WHEREAS the Board recognizes the statements outlined in the *Rights and Responsibilities for Better Communities* are guiding principles. They are not governing documents or legally enforceable and do not give rise to penalties if they are not followed; and

WHEREAS the Board has determined that it is in the best interest of the Association and the Association's members to adopt *Rights and Responsibilities for Better Communities*.


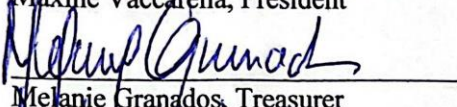
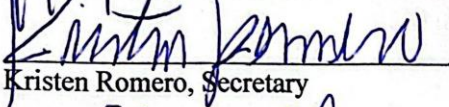
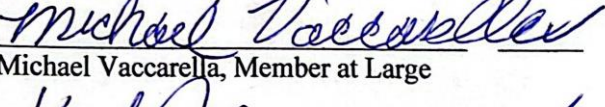
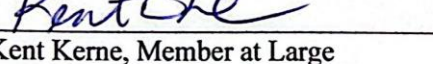
NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts *Rights and Responsibilities for Better Communities* as a guide to the relationship between the Association and its members.

COCONUT GROVE COURT OWNERS ASSOCIATION, INC.
POLICY RESOLUTION NUMBER: 2022-02

Resolution Type: Policy

Pertaining to: Rights and Responsibilities for Better Communities

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 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"/>

Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

<p>Coconut Grove Court Owners Association</p> <p>Homeowners Have the Right To:</p> <ol style="list-style-type: none"> 1. A responsive and competent community association. 2. Honest, fair, and respectful treatment by community leaders and managers. 3. Participate in governing the community association by attending meetings, serving on committees, and standing for election. 4. Access appropriate association books and records. 5. Prudent expenditure of fees and other assessments. 6. Live in a community where the property is maintained according to established standards. 7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure or lien is initiated. 8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community. 9. Appeal to appropriate community leaders about those decisions affecting non-routine financial responsibilities or property rights. <p>Homeowners Have the Responsibility To:</p> <ol style="list-style-type: none"> 1. Read and comply with the governing documents of the community. 2. Maintain their property according to established standards. 3. Treat association leaders honestly and with respect. 4. Vote in community elections and on other issues. 5. Pay association assessments and charges on time. 6. Contact association leaders, if necessary, to discuss financial obligations and alternative payment arrangements. 7. Request reconsideration of material decisions that personally affect them. 8. Provide current contact information to association leaders or managers to help ensure they receive information from the community. 9. Ensure that those who reside or visit their property (e.g., tenants, relatives, and friends) adhere to all rules and regulations. 	<p>Community Leaders Have the Right To:</p> <ol style="list-style-type: none"> 1. Expect owners to meet their financial obligations to the community. 2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association. 3. Respectful and honest treatment from residents. 4. Conduct meetings in a positive and constructive atmosphere. 5. Receive support and constructive input from owners and non-owner residents. 6. Personal privacy at home and during leisure time in the community. 7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities and as approved by the association. <p>Community Leaders Have the Responsibility To:</p> <ol style="list-style-type: none"> 1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community. 2. Exercise sound business judgment and follow established management practices. 3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents. 4. Understand the association's governing documents and become educated with respect to applicable state and local laws and manage the community association accordingly. 5. Establish committees or other methods to obtain input from owners and non-owner residents. 6. Conduct open, fair, and well-publicized elections. 7. Welcome and educate new members of the community— owners and non-owner residents alike. 8. Encourage input from residents on issues affecting them personally and the community as a whole. 9. Encourage events that foster a sense of community. 10. Conduct business in a transparent manner when feasible and appropriate. 11. Allow homeowners access to appropriate community records when requested. 12. Collect all monies due from owners. 13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community. 14. Provide a process that residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents. 15. Initiate foreclosure proceedings only as a measure of last resort. 16. Make covenants, conditions, and restrictions as understandable as possible, adding clarifying “lay” language or supplementary materials when drafting or revising the documents. 17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board, and committees.
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