

**CERTIFICATE OF THE SECRETARY OF
BAY CLUB COUNCIL OF UNIT OWNERS
AND
BAY CLUB TIMESHARE OWNERS' ASSOCIATION, INC.**

At a Special meeting of the Bay Club Council of Unit Owners and the Bay Club Timeshare Owners' Association, duly noticed and held on Wednesday, January 25, 2023 at 7:00 PM, the following resolutions were presented:

To authorize the Board of Directors of the Council of Unit Owners to borrow up to \$2.3 Million from Colebrook Financial Corporation to complete the replacement of the windows and repairs of the building exterior, or such additional sums as the Board deems necessary to complete building repairs, and to use the real property assets of the Association to secure such loan(s.)

To authorize the Board of Directors of the Counsel of Unit Owners to sell any condominium units not committed to a timeshare plan or declaration at the best price and terms as the Board may determine.

In accordance with Section 11-104 of the Maryland Condominium Act (Annotated Code of Maryland, Real Property Title 11), the Secretary, as the person authorized to count votes of the Unit Owners, hereby certifies that the foregoing Resolutions to which this Certificate is attached were approved by Unit Owners having at least sixty-seven percent (67%) of the total votes of Owner in good standing of the Condominium, as set forth in the Declaration thereof.

Date: Feb 20, 2023

By: Anthony Maszeroski
Anthony Maszeroski, Secretary

ATTEST:

Date: 2/20/2023

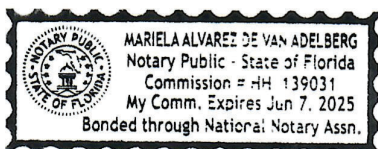
By: R. Scott MacGregor
R. Scott MacGregor, Managing Agent

STATE OF FLORIDA)

COUNTY OF ORANGE)

I, Mariela Alvarez de Van Adelberg, a Notary Public in and for the State of Florida, do hereby certify that Anthony Maszeroski, known to me (or satisfactory proven) to be the person named as the Secretary of Bay Club Condominium, Inc. personally appeared before me in the above-referenced jurisdiction, and as Secretary, and by virtue of the authority vested in him, acknowledges that the Resolutions taken at the Special Meeting of the Bay Club Council of Unit Owners and the Bay Club Timeshare Owners' Association, duly noticed and held on Wednesday, January 25, 2023 at 7:00 PM were approved by Unit Owners having at least sixty ^{seven} percent (67%) of the total votes of Owner in good standing of the Condominium, as set forth in the Declaration thereof.

GIVEN under my hand and seal this 20th day of February 2023.



Mariela Alvarez de Van Adelberg
Notary Public