

SUN EAGLE BAY PROPERTY OWNERS ASSOCIATION

BOARD RESOLUTION

Legal Compliance and TROPA Adherence Resolution

WHEREAS, the Board of Directors of Sun Eagle Bay Property Owners Association is committed to conducting its operations in full compliance with all applicable laws, including the Texas Residential Property Owners Protection Act (TROPA), Texas Property Code Chapter 209;

WHEREAS, the Board recognizes that strict adherence to TROPA ensures fair, open, and transparent governance practices that protect the rights of all members;

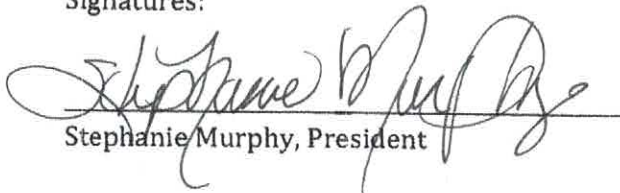
NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby adopts the following measures to promote ongoing compliance with TROPA and other applicable laws:

1. All Board meetings shall be conducted in accordance with TROPA's notice and open meeting requirements under §209.0051.
2. Executive sessions shall be held only for lawful purposes as defined in §209.0051(c), with general subject matter disclosed in the meeting notice.
3. Meeting minutes and records shall be maintained in accordance with §209.005 and made available to members upon written request as permitted by law.
4. Board members shall receive or be offered periodic training on TROPA, open meetings, recordkeeping, and fiduciary duties.
5. Any violation of applicable legal standards shall be reviewed by the full Board and addressed promptly, including corrective action if necessary.

RESOLVED FURTHER, that this resolution shall be placed in the official records of the Association and shall remain in effect unless amended or revoked by future resolution.

ADOPTED this 25th day of July, 2025, by majority vote of the Board of Directors.

Signatures:


Stephanie Murphy, President