

RIVERGLEN OF BRANDON HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS

CONTINUING RESOLUTIONS

May 20, 2004

Motion made, seconded and approved by majority vote of directors to:  
Direct the management company to include an automatic debit form with all past due assessment letters.

Feb 17, 2005

Motion made, seconded and approved by majority vote of directors to:  
Direct the ACC to continue to send out "friendly letters" for deed restriction violations prior to official enforcement actions by the Board of Directors.

Apr 26, 2007

Motion made, seconded and approved by unanimous vote of directors to grant authority to the President to postpone/reschedule a monthly BOD meeting for any of the following reasons: 1) when/if it becomes apparent that a quorum will not be present on the previously scheduled date. 2) when rescheduling is deemed prudent due to impending weather (e.g. hurricane) or a state of emergency. 3) to accommodate attendance by an individual needed to provide information/expertise essential to a pending BOD decision.

Jun 21, 2007

Motion made, seconded and approved by unanimous vote of directors to direct the management company to assess/collect late fees in accordance with the following collection policy:

On the 15<sup>th</sup> day of each quarter, or as shortly thereafter as possible, the Management Company will send a reminder letter notifying the property owner of a delinquent dues assessment. The reminder letter will notify the owner that failure to pay the outstanding dues/assessment amount within fifteen (15) days from the date of the reminder letter will result in a \$25.00 late fee.

April 17, 2008

Motion made, seconded and approved by unanimous vote of directors that collections process actions be automatic in accordance with the Declaration (as amended), and the Riverglen HOA Collections Policy up to and including the 10-Day Intent to Foreclose demand letter.

May 15, 2008

Motion made, seconded and approved by a majority vote of directors to amend previous motion regarding automatic collections process. Amendment requires that the BOD vote on foreclosure action prior to the 10-Day Intent to Foreclose letter being sent by the attorney.

Jun 19, 2008

Motion made, seconded and approved by unanimous vote of directors to authorize the association Attorney to sign lien paperwork on behalf of the association President.

Mar 19, 2020

Motion made, seconded and approved by unanimous vote of directors to establish / reaffirm the board policy that account balances less than \$100 should not be forwarded to the attorney for action without specific board approval.

Apr 26, 2022

Motion made, seconded and approved by unanimous vote of directors that association records inspections be conducted in accordance with current Florida Statutes and the revised Riverglen HOA records inspection policy resolution.

Sep 27, 2022

Motion made, seconded and approved by unanimous vote of directors that collections process actions be conducted in accordance with current Florida Statutes and the revised Riverglen HOA Collections Policy up to and including the Intent to Foreclose demand letter.

Nov 7, 2023

Motion made, seconded and approved by unanimous vote of directors to authorize the Board President to approve expenditures up to \$2500 (per occurrence) for emergency repairs and to authorize other Board officers the authority to spend up to \$1000.00 for emergency repairs in the absence of the Board President.

Aug 27, 2024

Motion made, seconded and approved by unanimous vote of directors to approve the revised ACC Standards for Units 1-4. Revised standards to be effective Oct 1, 2024.

Dec 3, 2024

Motion made, seconded and approved by unanimous vote of directors to change the regular monthly board meeting to the 3rd Thursday of the month.