

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Board Governance

The Association and its Board of Directors are governed by its official documents, namely the Articles of Incorporation, the Declaration of Condominium and its Bylaws, as well as the laws of the State of Florida and local ordinances. Policies are statements of how the board will function by providing specificity to the general statements in these documents in order to provide structure and continuity of operation of the board.

From time to time the board, in order to conduct business in a timely and efficient manner, may waive a policy as long as in doing so it does not violate the laws of the State of Florida, local ordinances, or its official documents. Discretion should always be used when taking this action. The waiving of a policy may only be done by the board at a legally called meeting of the Board and must be recorded in the minutes of the meeting.

Board policies are not intended to be a full recounting of the laws of the State of Florida, local ordinances or its official documents and each should be consulted to assure the Board is operating within those laws and documents. No policy shall be in violation of these laws or documents.

Some policies are a recounting of Association documents and laws but are included here for emphasis and to provide a quick reference for the board on salient matters confronted by the board on a regular basis.

Date adopted: Nov. 16, 2010

Reference: Bylaws, Article IV, sec. 3

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Board Member's Authority

Each board member functions as a board member when the board is convened and conducting business at a legally called meeting. Board members, on their own, have no general authority to act on behalf of the board, except as that authority may be granted through its bylaws or by the board conferring such authority on the member. Board members, however, have the authority to note general rule violations and point them out to violators before reporting them to the board which then will take appropriate actions as outlined in these policies.

Date adopted: Nov. 16, 2010

Board Member Resignations

Any member of the Association who has been elected as an officer of the board may only resign on no more than two (2) occasions, unless for illness or family emergency, and then that Association member will no longer be eligible to run for the Board of Directors indefinitely.

Date adopted: August 13, 2014

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Officers of the Board

The bylaws describe the role and duties of each officer. Beyond those described it shall be the policy of the board that all members shall become knowledgeable of and operate according to all applicable laws, the Association documents and these policies. To that end, each board member shall be provided a copy of said documents and policies as well as a copy of Chapter 718 of the Florida Statutes, known as the Condominium Act. The Board Member will then comply with the following:

A provision of SB 1196, which became effective on July 1, 2010, requires each newly elected or appointed board member to make certain representations to the association in writing. New Section 718.112(2)(d)3b, Florida Statutes says:

b. Within 90 days after being elected or appointed to the board, each newly elected or appointed director shall certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. In lieu of this written certification, the newly elected or appointed director may submit a certificate of satisfactory completion of the educational curriculum administered by a division-approved condominium education provider. A director who fails to timely file the written certification or educational certificate is suspended from service on the board until he or she complies with this subparagraph. The board may temporarily fill the vacancy during the period of suspension. The secretary shall cause the association to retain a director's written certification or educational certificate for inspection by the members for 5 years after a director's election. Failure to have such written certification or educational certificate on file does not affect the validity of any action.

Sample Certificate (see next page)

Adopted January 13th, 2011

Reference: Bylaws, Article IV, sec's. 16, 17, 18, and 19
Fla. Law. 718.112(2)(d)3.b.,

Policies of the Dolphin Pointe of Dunedin Board of Directors

Sample Certificate

**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES
Sample Condominium Association Board Member Certification Form***

I, _____, certify that I have read the
(Print name of board member)

association's declaration of condominium, articles of incorporation, bylaws, and current written policies and will work to uphold such documents and policies to the best of my ability and that I will faithfully discharge my fiduciary responsibility to the association's members.

(Print name of association)

Signed: _____
(Signature of board member)

Date: _____

Submit to the association within 90 days after being elected or appointed to the board a form similar to this one attesting to the above or a director may submit a certificate of satisfactory completion of the educational curriculum administered by a division-approved condominium education provider.

*A board member certification form similar to this one or a certificate of satisfactory completion of a Division Approved Educational Curriculum is required by section 718.112(2)(d)3, of Chapter 718, Florida Statutes.

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Meetings of the Association (owners) and Board

Association (owners) Meeting: The bylaws of the Association require that an annual meeting must be held in March of each year to elect board members (Note: Florida Law 718.112(2)(d)3a has specific notification requirements for scheduled elections of Board members) and to conduct business requiring owner action, and again in November to act on the question of whether or not to waive the full reserve requirement prior to the board adopting the budget for the next fiscal year. Other meetings of the Association may be called when any issue requires action by the owners.

Association (owners) Meeting to waive or reducing the funding of reserves or using existing reserve funds for purposes other than intended shall contain specific requirements: The sample on the next page meets the requirement as of January, 2010.

Opening Proxies Rule has been deleted December 6, 2018.

Policies of the Dolphin Pointe of Dunedin Board of Directors

SIGN AND RETURN IMMEDIATELY SAMPLE LIMITED PROXY

The undersigned owner(s) or designated voter of unit No. _____ in Dolphin Pointe of Dunedin Condominium Association, appoints (Check One):

a) **Name**, Secretary of the Association, on behalf of the Board of Directors, or

b) _____ (if you check b, write in the name of your proxy.) as my proxyholder* to attend the meeting of the members of Dolphin Pointe of Dunedin Condominium Association, Inc., to be held on **Month/Day/Year at Time** in Dolphin Pointe of Dunedin Condominium, 464 Paula Drive N., Dunedin, Florida. The proxyholder named above has the authority to vote and act for me in the same extent that I would if personally present, except that my proxyholder's authority is limited as indicated below.

GENERAL POWERS: (You may choose to grant general powers, limited powers, or both. Check "General Powers" below if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.)

_____ I authorize and instruct my proxyholder to use his or her best judgment on all other matters which properly come before the meeting and for which a General Power may be used.

LIMITED POWERS (IN ORDER FOR YOUR VOTES TO BE COUNTED ON THE FOLLOWING ISSUES SET FORTH BELOW, YOU MUST INSTRUCT THE PROXYHOLDER HOW TO VOTE IN THE BLANKS PROVIDED BELOW.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTES IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW.

1. Should the Full Reserves required by 718.112(2)(f), Florida Statutes, be waived for the fiscal year ending November 30, 201 **?** _____ Yes _____ No

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Date: _____

Signature(s) of Owner(s)

Policies of the Dolphin Pointe of Dunedin Board of Directors

Regular Board Meetings: The board shall conduct its business at legally called meetings at which proper notice has been made and all board members have been duly notified. Regular meetings are to conduct the business of the board including, but not limited to hearing reports, and dealing with old and new business as may come before the board for action. Although the bylaws require that the board shall meet at least twice each fiscal year, the board should meet as often as necessary throughout the year to carry out the business of the Association in a timely manner. Agendas should be produced in accordance with the structure outlined in the Association bylaws.

Note: Florida Law 718.112(5)(c) Requires a notice with identification of agenda items be posted at least 48 hours preceding Board meetings except in an emergency.

Special Meetings: The board may find it necessary to hold a meeting to deal with a specified issue(s) outside the normal meeting schedule. Special meetings, like regular meetings, must be posted and all members notified according to the law. The board's discussion and action must be confined to the purpose noted in the meeting posting.

Note: Bylaws, Article IV, Section 7, requires three days notice of a special meeting be given to each director.

Emergency Board Meetings: The board may meet as soon as necessary in order to address a bona fide emergency for which to delay action will cause actual harm to persons or property if not addressed immediately. State law should be consulted in calling an emergency meeting. This may be accomplished by consulting the board attorney.

Organizational Meeting of the Board: At the first board meeting after the Annual (owner) meeting of the Association (which, according to the bylaws, shall occur within ten days of the annual meeting), the board shall organize itself for the year. It shall, at least, elect its officers, name bank signatories, and assign duties of members, such as responsibilities for employees, overseeing rental and purchase agreement procedures, review and sign protocols of the board (see page 7) and any other needed tasks as identified by the board for the year.

Note: Budget Committee meetings must be posted and open to Association members. (see Board Committees this Section)

Revision 1, Adopted January 13th, 2011

Reference: Bylaws, Article IV, sections 5, 6, 7, and 8 Fla. Law: 718.112 (2)c

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Parliamentary Procedure:

In order to conduct each meeting in an orderly manner, basic rules of procedure shall be use. At minimum, the meeting agenda should be followed as printed, motions properly made with appropriate discussion using proper decorum throughout. The board may adopt a recognized set of rules of procedure appropriate for a board of this size and complexity.

Date adopted: Nov. 16, 2010

Protocol:

All communications between Board Members and or owner/residents will be respectful and will not slander other Board Members/owners/residents. Emails between Board members that discuss Board business should copy all Board members.

Any differences between Board Members will be discussed with that Board member **only** or be made an agenda item at the next Board Meeting. Different opinions are OK; we will work to come up with solutions that are acceptable to all Board Members

Board Members will only conduct Board business appropriate to their position. In no case will a Board member unilaterally conduct business that is not directly assigned by the Board either by Board Officer Authority or by the direction of the Board.

Board members will channel all requests for Dolphin Point Employee support thru the Board appointed supervisor of that employee. This excludes work requests that will require 10 minutes or less of employee time.

Any negative comments of Dolphin Point employees will be channeled thru the employee supervisor and not with the employee. If corrective action by the supervisor or employee is not perceived to be corrected, then it may be addressed as an agenda item at the next board meeting.

Unless a Board member determines that there is Board action that requires immediate attention to protect the safety or liability of the Dolphin Pointe owners/residents, the Board member should request an agenda item to discuss the issue at the next Board meeting. (Repetitive discussions of routine business should be avoided and held until the next Board meeting.) The board member should then be prepared to lead a discussion on the pros and cons of the issue and possible solutions. The Board should refrain from making decisions until the item has been thoroughly researched and the majority of owner opinions are considered.

Policies of the Dolphin Pointe of Dunedin Board of Directors

Protocol: Continued

I concur with the above protocol and will offer my resignation if a majority of the Dolphin Point Directors vote that I have failed to uphold them.

President _____

Vice President/Director _____

Treasurer _____

Secretary _____

Director (Member at Large) _____

This protocol will be signed by the incoming Board at the Organizational Meeting following the Owner's Board member elections each year.

Revision 2: Adopted January 23, 2011

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Owner Participation in Board Meetings

Unit owners shall have the right to speak to the board at its meetings. To that end the board will note the places on the agenda where owners may speak and may allow unit owners to comment on agenda items after all board members have had their opportunity to speak on the issue. The board may adopt rules governing the frequency, duration, and manner of owner participation. These rules may vary from meeting to meeting depending on the nature of the issues being discussed and the need of the board to conduct its business in a timely and efficient manner.

Date adopted: Nov. 16, 2010

Reference: Fla. law: 718.112(2)e

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Publications of Minutes

Minutes of all meetings shall be produced and posted on the lobby bulletin board no later than 14 days following the meeting as well as in the book that contains the official minutes of all meetings. Corrections of any minutes shall be noted in the meeting minutes and placed in the book that contains the official minutes of the Association.

Date adopted: Nov. 16, 2010

Reference: Bylaws, Article IV, sec. 10

Fla. Law: 718116.sec. (12).6

Retention of Records

All Dolphin Pointe of Dunedin's records will be maintained for a period of seven years.

Revision 1, Adopted January 13th, 2011

Reference: Fla. Law: 718.111(12) Official Records 11.

Policies of the Dolphin Pointe of Dunedin Board of Directors

Board Operations

Board Committees

The board may create a committee(s) to assist in carrying out its business. Committees should be made up of no more than two board members and may include any other individuals the board may appoint to carry out the mission of the committee. Committees may be standing or ad hoc. Committees shall not be empowered to make decisions, but rather to bring written recommendations to the board. Note: having three or more board members on a committee would require the committee to function as the board since it would constitute a quorum.

However, a committee meeting responsible for making recommendations to the board regarding the Association budget must be posted and open to Association members regardless of whether or not a quorum of the board is present.

A Standing Committee is established to carry out an ongoing function identified by the board. Such committee(s) may be a budget committee, rules committee, etc. Standing committees, although ongoing, are not necessarily perpetual, and can be dissolved by action of the board.

An ad hoc Committee is formed for a specific purpose, generally short term, and its charge ends when the board deems the committee's work is completed.

When establishing a committee, the board shall outline the committee's tasks and the expectations the board has for accomplishing its identified mission. The committee should submit written reports to the board secretary for distribution to all board members to assure its work is being carried out as expected and in a timely manner with specified time schedule.

All recommendations to the board shall be included in the committee's report.

Date adopted: Nov. 16, 2010

Reference: Fla. law: 718(2)e

Policies of the Dolphin Pointe of Dunedin Board of Directors

Operations

DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC. VIOLATION POLICY

Pursuant to the authority within the Association's governing documents (Article XXIV, Section 4) and Florida Statute Section 718, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Dolphin Pointe of Dunedin Condominium Association, Inc.

1. "Violation" refers to any action or condition within the community and on the common area that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations or Board Policies (collectively, the "governing documents"). A copy of the governing documents can be obtained from the Association's Management Company, Association Data Management, 36464 US Hwy. 19 North, Palm Harbor, Florida 34684 or via e-mail: fparrish@associationdatamanagement.com.

2. Violation Procedure:

- (a) A violation may be identified by Association Board Members, residents or the Property Management firm – and must be promptly reported to the Association's Board of Directors President at presidentdolphinspointe@outlook.com.
- (b) Upon identifying a violation, a Board President will provide notice of the violation to the owner and/or tenant (1st Notice) and afford the owner or tenant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected. The 1st Notice will indicate that if the violation remains uncured fines or a suspension may be levied.
- (c) If the violation is not cured within the timeframe specified by the Association, the owner will receive a 2nd Notice letter indicating that a daily fine or suspension may be levied, and provide the owner or tenant with at least 14 days' notice of a hearing date before the Fining Committee.
- (d) A member of the Board will inspect the premises on the day of the fining hearing to determine whether the violation has been cured. If the violation has been cured, the Association will waive the fines.
- (e) If the violation remains uncured as of the date of the fining hearing, the Association may seek the maximum fine amount and the owner will have an opportunity to present evidence regarding the violation and remediation efforts, if any, to the Fining Committee.
- (f) The Fining Committee's role is to accept or reject the fine proposed by the Association. If a majority of the Fining Committee approves the proposed fine, the fine shall be placed on the owner's account ledger five (5) days after the hearing, and the President of the Board of Directors shall issue a letter to the owner advising him or her of same.
- (g) If the violation remains uncured after the fining hearing, the matter may be turned over to the Association's attorney to initiate litigation, at which point the owner may be responsible for the Association's legal fees.

Policies of the Dolphin Pointe of Dunedin Board of Directors

- (h) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to fining and/or to the attorney for litigation at any point.

- 3. This violation policy supersedes any previous violation policy both past and present.

The above violation policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on July 1, 2019.

Approved Fining Committee May 28, 2020.

Note: Association Data Management (AKA Frankly Coastal) mailing address is now:

P O 1294, Tarpon Springs, FL 34688. Email ajans@franklycoastal.com.



Rules and regulations

**Dolphin Pointe of Dunedin
Condominium Association Inc.**

Inspection and Copying of Association Records

**Adopted by the Board of Directors
April 2, 2011**

**DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS REGARDING INSPECTION
AND COPYING OF ASSOCIATION RECORDS**

I. RECORDS DEFINED

The official records available for inspection and copying are those designated by the Florida Condominium Act, as amended from time to time.

II. PERSONS ENTITLED TO INSPECT OR COPY

Every unit owner or the unit owner's authorized representative, as designated in writing, (hereinafter collectively referred to as "unit owner") shall have the right to inspect or copy the official records pursuant to the following rules.

III. INSPECTION AND COPYING

- A. A unit owner desiring to inspect the Association's records shall submit a written request to the Secretary or Manager of the Association by hand delivery or certified mail. Requests are to be made by hand delivery or certified mail, and no requests by email are permitted. The request must specify the particular record(s) requested for the inspection, including pertinent dates or time periods, and shall state whether the request is for inspection or simply a request for photocopying. The request must be sufficiently detailed to allow the Association to retrieve the records requested.
- B. Inspection or copying of records shall be limited to those records specifically requested in advance, in writing.
- C. No unit owner may submit more than one request for inspection or copying of the same record in a sixty-day period.
- D. No owner may submit more than two requests per month and the inspection of records shall not exceed eight hours in duration per month.
- E. All inspection of records shall be conducted at the Association's office or at such other location designated by the Association. No unit owner shall remove original records from the location of inspection. No alteration of the original records shall be allowed.
- F. Records shall be made available for inspection by the Association on or before the fifth working day subsequent to actual receipt by the Association of the written request for inspection. This time frame may be extended by written request of the unit owner. In addition this time frame shall be extended in the event records are so voluminous or otherwise in such condition as to render this time frame unreasonable. The Association shall notify the unit owner, by telephone, in person, or in writing, that the records are available and the time, date and place for such inspection.
- G. Inspections shall be made only by appointment, between the hours of 9 a.m. to 6 p.m. on days the Association office is open or as otherwise designated by the Board or Manager.
- H. If a unit owner desires to obtain a copy of any record, the unit owner shall designate in writing which record is desired, or during an inspection the Owner may designate such record by use of a tab or clip upon the pages desired. Any written request shall designate the specific record or portion thereof. Copies of the record(s) shall be available within five working days of receipt of the request. In the event the above referenced time frame is impracticable due to the voluminous nature or condition of the records, then copies will be made available as soon as is practical.



- L. A unit owner shall pay twenty-five cents per page for regular or legal sized photocopies, payable in cash or by personal check, at the time the copies are delivered; provided however, payment in advance of copying may be required by the Secretary or Manager in their discretion, taking into account such factors as the amount of the copying charge, the payment record of an Owner, and other relevant factors.

IV. MANNER OF INSPECTION

- A. No inspection or copying of records shall be conducted in a manner to harass any unit owner, resident or Association agent, officer, director or employee.
- B. All persons inspecting or requesting copies of records shall conduct themselves in a businesslike manner and shall not interfere with the operation of the Association office or office where the records are otherwise inspected or copied. The Association office, or office of inspection, shall assign one staff person to assist in the inspection and all requests for further assistance and copying during inspection shall be directed only to that staff person.
- C. The Association may maintain a log detailing:
1. The date of receipt of the written request for inspection;
 2. The name of the requesting party;
 3. The requested records;
 4. The date the owner was notified of the availability of the records,
 5. The date the records were made available for inspection or copying;
 6. The date of actual inspection or copying;
 7. The signature of the unit owner acknowledging receipt or access to the records. Every person inspecting or receiving copies of records shall sign said log or a comparable receipt prior to inspection or receipt of copies.

V. ENFORCEMENT OF INSPECTION AND COPYING RULES

- A. Any violation of these rules shall cause the immediate suspension of the inspection or copying until such time as the violator agrees in writing to comply herewith.
- B. Any written requests for inspection or copying not complying with these rules shall not be honored. The Association shall indicate in writing the nature of the non-compliance and transmit same to the requesting party within five working days subsequent to receipt of the written request from the unit owner. Any nonconforming requests for inspection or copying may be responded to by the Association representative notifying the requesting person of the existence of these rules and pointing out the necessity of complying herewith.
- C. The Board of Directors may take any available legal action to enforce these rules, including the levy of a fine.

ADOPTED by the Board of Directors at its meeting of April 2, 2011.

DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.

Dolphin Pointe of Dunedin

468 N. Panda Dr.

Dunedin, FL 34698

Mr. Ingar Lauritzen, President,

Signature

Ingar Lauritzen

Rules and regulations

**Dolphin Pointe of Dunedin
Condominium Association Inc.**

Unit Owner's Inquiries

**Adopted by the Board of Directors
April 2, 2011**



**DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.
RULES REGARDING UNIT OWNER INQUIRIES**

WHEREAS, Section 718.112(2)(a)(2) of the Florida Statutes authorizes the Board of Directors to adopt rules relating to unit owner inquiries; and

WHEREAS, the Board has adopted the rules set forth below:

NOW, THEREFORE, any unit owner inquiries after this date will be subject to the following rules.

1. The Board of Directors will respond to unit owner written inquiries received by certified mail in accordance with the procedures and requirements contained in section 718.112(2)(a)2., Florida Statutes. The association, in the exercise of its discretion and business judgment, and depending on the nature of the inquiry, may seek legal advice from the Division or its attorney, or may respond to the written inquiry on its own behalf. If a written inquiry is addressed by the board itself, it will be responded to within 30 days of the board's receipt of the inquiry. If the inquiry is referred to the Division of Florida Land Sales, Condominiums, and Mobile Homes, the board will answer the inquiry within 10 days after the Division responds to the written inquiry. If the inquiry is sent to the association's attorney, the board will respond to the inquiry within 60 days following its receipt of the written inquiry by certified mail.
2. The Association will only respond to one written inquiry per unit in any given 30-day period. Only one specific inquiry will be permitted from any single unit owner each 30 days, with no subparts or multiple questions to be contained within a single inquiry. If more than one inquiry is received in each 30-day period, or if a written inquiry contains subparts or multiple questions, the additional inquiries or parts will be responded to in the subsequent 30-day period, or periods, as applicable. The 30-day period shall commence the day following the day that the board actually receives the unit owner inquiry by certified mail in accordance with the procedures outlined in (5) of this rule below.
3. As a general matter, the Association will not conduct research, or a detailed review of the official records of the Association, in order to respond to an inquiry. In such cases, the Board depending on the facts involved may determine to offer the inquiring unit owner access to the official records of the Association in regard to such matter, or may determine that the Association is not able to provide a substantive answer without additional research.
4. Written inquiries are limited to issues concerning the operation of the association. Inquiries seeking to elicit personal information pertaining to individual members of the Association or board members, or persons affiliated with the Association, except as otherwise specifically provided by law, will not be recognized by the board as a valid written inquiry.
5. Written inquiries must be sent to the association by certified mail addressed to the current Secretary, President, Manager, or registered agent of the association; inquiries not delivered to the



association via certified mail, or inquiries not addressed to one of these persons will not be responded to by the association. In the event that the association voluntarily chooses to answer a written question that is not sent by certified mail, or is addressed to a person other than the persons identified above, the board deems the written question to be not governed by section 718.112(2)(a)2., Florida Statutes, and by voluntarily addressing the written question, the board will not be deemed to have conceded that the inquiry is governed by that section of the statute.

ADOPTED by the Board of Directors at its meeting of April 2, 2011

DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.

464 N. Paula Dr.

Dunedin, FL 34698

Mr. Ingar Lauritzen, President,

Signature *J. Lauritzen*

Stephan C. Nikoloff, Esq.*
Tiffany A. Grant, Esq.
Daniel J. Greenberg, Esq.

**also admitted in PA*

Joseph R. Cianfrone, Esq.
Of Counsel

**CIANFRONE, NIKOLOFF,
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ATTORNEYS AT LAW

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dan@attorneyjoe.com

June 7, 2019

All Owners Within
Dolphin Pointe of Dunedin
Condominium Association, Inc.

Re: Association Enforcement of Sale and Lease Restrictions

Dear Owners:

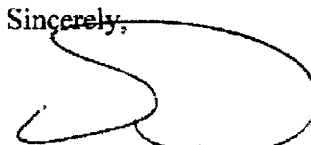
Please be advised that this firm serves as counsel to the Association.

Over the years, the Association has, at times, not actively or consistently enforced certain provisions of the Declaration of Condominium. More specifically, the current Board has observed several active violations in the community relating to sales and leasing of units within the Community. These violations, which have for several years, violate Article XVIII of the Declaration of Condominium. The current Board of Directors has therefore determined that it shall henceforth enforce the aforementioned use restrictions.

Pursuant to the enclosed Resolution, which will be adopted at a Board meeting on May 29, 2019, the Association will be enforcing all provisions contained in Article XVIII of the Declaration, and any amendments thereto and same shall be strictly enforced against all Owners within the Community.

We thank you in advance for your attention and participation in this matter.

Sincerely,



Daniel J. Greenberg, Esq.

DJG:cmg
Enclosure

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF
DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium for Dolphin Pointe of Dunedin Condominium Association, Inc. contains provisions concerning Sales and Leasing within the Community, specifically, Article XVIII, Transfer of Condominium Parcels & Approval.

WHEREAS, over the years, the Board of Directors has not actively or consistently enforced some or all of the aforementioned provisions contained in said Article, including but not limited to sales and leasing of units within the Community.

WHEREAS, the current Board of Directors has determined that it shall enforce the aforementioned provisions contained within Article XVIII of the Declaration from May 29, 2019 forward.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on May 29, 2019, the Board has determined as follows:

1. All provisions contained in Article XVIII of the Declaration, and any amendments thereto shall be strictly enforced against all Owners within Community as of May 29, 2019.
2. The Board of Directors shall provide a copy of this Resolution to all Unit Owners and same shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

Date: 5/30/2019

DOLPHIN POINTE OF DUNEDIN
CONDOMINIUM ASSOCIATION, INC.

By: Karen S. Lukacs, as President

ATTEST:

Nancy J. Spangler
as Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 30th day of May, 2019, by Karen S. Lukacs, as President, and Nancy J. Spangler, as Secretary of DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced FLDL ID as identification and did take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

NOTARY PUBLIC:



Marsha A. Elliott
State of Florida
My Commission Expires 04/05/2023
Commission No. GG 312186

Marsha A. Elliott

**RESOLUTION OF THE
BOARD OF DIRECTORS OF
DOLPHIN POINTE OF DUNEDIN CONDOMINIUM ASSOCIATION, INC.**

In furtherance of the Board of Director's enforcement of Article XVIII Transfer of Condominium Parcels & Approval, Section 1, Sales and Section 2, Leases of the Declaration, the Board of Directors hereby adopts the following criteria for review of sales/lease applications.

1. No sale or lease application shall be approved for any proposed occupant who, within the last ten (10) years, has been convicted of or plead guilty or no contest to a violent, theft or drug related felony. Nor shall a lease be approved for renewal of any tenant who is convicted of any of the above-referenced crimes during the term of his lease.
2. No sale or lease shall be approved or renewed for any applicant who is a convicted or registered sex offender or sexual predator listed in any state or federal sex offender registry or equivalent thereof
3. No application shall be approved for any proposed tenant who, at the time of application, has been the subject of a residential eviction action at any time prior to application.
4. The Board reserves the right to use any other criteria to deny an application for a new tenancy, or for renewal of an existing lease, that are reasonably related to the preservation of the health, safety and welfare of the community.

Date: October 16, 2021

**Dolphin Pointe of Dunedin Condominium
Association, Inc.**

By: Karen S. Sullivan
_____, President

ATTEST:

Nancy G. Spang
_____, Secretary

State of Florida County of Duval
Subscribed and sworn before me on 10/16/21
[Signature] (Date)

(Notary Signature)



Marsha A. Elliott
State of Florida
My Commission Expires 04/05/2023
Commission No. GG 312188