

THE BOXWOOD AT BAYMEADOWS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTOR MEETING: OCTOBER 25, 2022

**BOARD OF DIRECTOR RESOLUTION TO IMPLEMENT AND
REQUIRE PERIODIC INSPECTIONS OF UNITS BEING RENTED**

WHEREAS, pursuant to Chapter 718, Florida Statutes, the Condominium Act, the Board of Directors of The Boxwood at Baymeadows Condominium Association, Inc. (“the Association”), has a fiduciary duty to protect the health, safety and wellbeing of the units, common elements, and members; and

WHEREAS, the Association, pursuant to Section 718.111(5), Florida Statutes, has a statutory right of access to all units at reasonable times to assist the Association in carrying out its duties. Specifically, the statute states as follows:

The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration **or as necessary to prevent damage to the common elements or to a unit.** (Emphasis added).

WHEREAS, the Declaration of Condominium for The Boxwood at Baymeadows (“Declaration”) currently allows a maximum of twenty-five (25%) percent of the units within the Association to be leased at any one time; and

WHEREAS, in the past, tenants and occupants of units have done things that have caused damage to the unit and surrounding areas such as the common elements and other units, which went unnoticed for a period of time due to the owners/tenants not effectively inspecting the rental units periodically, including in between tenancies; and

WHEREAS, in an attempt to avoid similar situations from occurring in the future, and in furtherance of the Board’s duties and the Association’s statutory obligations, the Board desires to implement a policy for the periodic inspection of rental units to identify potential damage and other issues that could cause further damage to the unit(s) and common elements;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of The Boxwood at Baymeadows Condominium Association, Inc.,

THAT all rental units within the Association shall be inspected by the Association’s hired licensed and insured contractor of its choice at least once per year, and/or in between tenancies of the rented units, and/or at the sole discretion of the Board of Directors. The Association will notify the owner and/or tenant (if the unit is not vacant in between tenancies) of when the required inspection of the rental unit will occur by providing reasonable notice in writing to both the owner and/or tenant (if the unit is not vacant in between tenancies). The owner and/or tenant of the unit

shall ensure that someone is available at the unit for this required inspection. If the owner and/or tenant is not available for the originally scheduled date and time of the planned inspection of the unit, then the owner and/or tenant shall immediately contact the Association's management to reschedule the inspection of the rental unit for a mutually agreeable date and time.

ADOPTED by the affirmative vote of The Boxwood at Baymeadows Board of Directors, a majority of the five Board of Director voting interests present at the Board meeting held this 25th day of October, 2022.

(Corporate Seal)

THE BOXWOOD AT BAYMEADOWS
CONDOMINIUM ASSOCIATION, INC., a
Florida non-profit corporation

By: Alfred Wells
Al Wells, President

By: Laura Romage
Laura Romage, Secretary