

The Summerstone Community Association, Inc.

Townhome Owners Committee Charter Resolution

COMMITTEE ESTABLISHMENT

Pursuant to Section 7.14 of the Articles of Incorporation of The SUMMERSTONE Community Association, Inc., the Board of Directors hereby establishes a Townhome Owners Committee (TOC). Formation of all committees and sub committees require the approval of the Board of Directors.

CHAIN OF COMMAND

All committee members shall serve at the will of the Board of Directors. The formation of all committees and sub-committees require prior approval of the Board of Directors. The Board of Directors has the right and authority to disband and discontinue any committee or sub-committee, as well as appoint or dismiss any committee member or sub-committee member with or without cause. Committee members will not speak poorly of, interfere in, speak for, or otherwise hinder progress of the HOA Board on any platform or other method(s). The Board will appoint one Committee member as the Chairperson. It is recommended that a Board Member Liaison be appointed to serve as part of the Committee.

SCOPE OF COMMITTEE RESPONSIBILITY

The TOC is being established by Resolution of the Board of Directors to provide insight and both gather/present “townhome specific problems, and most importantly...solutions” for the Board of Directors to consider. The Committee shall become educated on the Summerstone Community Declaration, Guidelines, and any future updates to the standards of the community. Work closely with the Board of Directors and the HOA Management team. A thorough understanding of the Governing Documents and Community Standards/Guidelines is critical along with Good Business Judgement. Participants from a Building, Design or Landscape background would bring a beneficial skillset to the role, but it is NOT a requirement.

Monthly (or as needed - time permitting), the committee Chairman shall provide problems, common feedback items (townhome owner majority), proposals & solutions to the Board of Directors.

Any/all committee advice and/or recommendations regarding changes to the existing Community Standards, specific to the townhomes, shall/must have the concurrence of the majority of the committee members (along with majority townhome owner input) prior to being put forth by the committee for Board consideration.

The recommendations shall be submitted to the Community Manager in writing (email from the Committee Chairman at least two weeks prior to a future Board of Directors meeting in which the Committee would like to publicly present such advice and recommendations. The Board of Directors has the right and authority to act and/or make decisions with or without involving the committee, and to take action, and/or make decisions, which are consistent with, and/or contrary, in part or in whole, to

committee or sub-committee recommendations (as necessary).

MEMBERSHIP

Membership shall include homeowners of The Summerstone Community Association AND be homeowners residing in a townhome ONLY, whose membership shall be in good standing with the Association, members deemed appropriate by the Board, and until such time as a majority of the Board of Directors finds it necessary to rescind, modify or amend this, Charter. The Committee shall consist of a minimum of three (3) to a maximum of five (5) members, but the Board of Directors may adjust that number from time to time. Termination of services will be by term expiration, resignation, removal or disbandment by the Board or upon the date that the committee member is no longer an Owner/Resident of a townhome. Members of the TOC shall not be entitled to compensation for their services.

MEETING SCHEDULES

Committee Meetings will be held as necessary to fulfill the requirements of the functions and assignments of the committee by the Board, and always with minimum of 48 hours' notice to the Community Manager for proper posting. The managing agent is to be kept informed of meetings and may require the Board liaison, if applicable, to be in attendance.

AUTHORITY

No committee or sub-committee member or collectively as a group has any authority to bind the Association to any contractual obligation or other liability, nor has any decision-making authority, which is binding upon the Association. Committee members shall not have the authority and will not direct employees or vendors of the Association.

RESOLUTION BY THE BOARD OF DIRECTORS

The undersigned, constituting a majority of the members of the Board of Directors for The Summerstone Community Association, Inc., a Florida nonprofit corporation, hereby takes the following actions by the Board on **July 9, 2024**

RESOLVED

That pursuant to Section 7.14 of the Articles of Incorporation of Summerstone Community Association, Inc., the Board of Directors hereby resolves to establish a Townhome Owners Committee with outlined powers and duties established herein.



Korey Pickett
HOA President