

Castel Del Mare

RESOLUTION REGARDING THE PROCESSES FOR FINES AND SUSPENSIONS

WHEREAS, Castel Del Mare Condominium Association, Inc. (the "Association") is the corporation charged with the operation and management of the affairs and property of Castel Del Mare, a Condominium (the "Condominium");

WHEREAS, the affairs of the Association are managed by the Board of Directors (the "Board");

WHEREAS, Section 3.2 of the Articles of Incorporation specifically provides that the Association has the right "[t]o levy reasonable fines against a unit owner for the failure of the owner of the Unit, or the owner's occupant, licensee, tenant, guest or invitee to comply with any provision of the Declaration of Condominium, Articles of Incorporation, Association Bylaws, or Rules, pursuant section 718.303(3), Florida Statutes, in conformance with the procedures contained in the Association Bylaws and any Association Rule;"

WHEREAS, the Declaration provides that the Condominium is to be operated "pursuant to Chapter 718, Florida Statutes, as amended from time to time;"

WHEREAS, section 718.303(3), Florida Statutes, has been amended so that the process for levying fines and suspensions is no longer consistent with the process described in the Bylaws;

WHEREAS, the statutory process for levying fines and suspensions supersedes any provisions of the Bylaws to the contrary;

WHEREAS, the Board of Directors wishes to clarify the procedure for fining and suspending use rights.

NOW THEREFORE, it is hereby resolved as follows:

1. There shall be a Hearing Committee (the "Committee") of at least three (3) Members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee.
2. The Board must initiate the process of levying a fine or suspension by placing the matter on the agenda for any regular or special Board meeting.
3. If the Board votes to levy a fine or suspension, the Board shall provide at least 14 days' written notice to the Unit Owner and, if applicable, any tenant, licensee, or invitee of the unit owner sought to be fined or suspended, and an opportunity for a hearing before the Committee. The written notice shall be sent via certified mail, return receipt requested, and regular mail, and include the following information:
 - a. A statement of the provision(s) of the Declaration, Articles of Incorporation, Bylaws, or Association rules which are alleged to have been violated;
 - b. A short plain statement of the matters asserted by the Association to constitute the violation, including but not limited to the date or dates of each alleged violation for which a fine may be imposed, as best as can reasonably be determined;
 - c. A statement that the person sought to be fined or suspended will have an opportunity for a hearing before the Committee;

d. The time, date, and place on and at which the hearing shall be held; and

e. A statement that the person sought to be fined shall have the opportunity at such hearing to respond to the alleged violation, present sworn testimony and other competent evidence, and provide written and oral argument on all issues involved, as well as to review, challenge, and respond to any material or evidence considered by the Committee.

4. The Committee shall conduct all hearings on fines and suspensions. At said hearings, the Committee's role is limited to determining whether to confirm or reject the fine or suspension levied by the Board. If the Committee does not approve the proposed fine or suspension by majority vote, the fine or suspension may not be imposed.

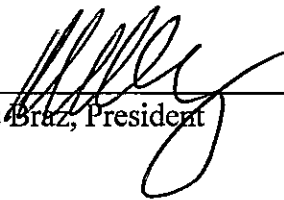
5. The Committee's determination shall be transmitted to the Board of Directors. If the fine or suspension was approved, the fine and/or suspension shall be deemed to be imposed without further action of the Board. The Board must provide written notice that a fine or suspension has been imposed to the Unit Owner and, if applicable, any other person against whom the fine or suspension has been imposed by certified mail, return receipt requested, and regular mail. Payment of the fine is due five (5) days after notice of the approved fine is provided.

6. The Board may adopt additional policies and procedures to be utilized in connection with these procedures for fines and suspensions.

7. This Resolution is intended to be used as a guideline to ensure fairness and fining and suspension procedures that is consistent with section 718.303(3), Florida Statutes, and the Bylaws, to the extent that the Bylaws do not conflict with the statute. The Board shall have the authority to disregard the provisions of this Resolution in circumstances where the alleged behavior of a person constitutes a violation of criminal law or poses a threat to the health, safety, or welfare of the residents of the Condominium. Compliance with this Resolution is not a prerequisite to the initiation of legal proceedings or other available remedies to enforce the provisions of the governing documents.

The undersigned hereby certifies that the Board of Directors duly adopted the above Resolution on this 30th day of April, 2026.

CASTEL DEL MARE CONDOMINIUM ASSOCIATION, INC.

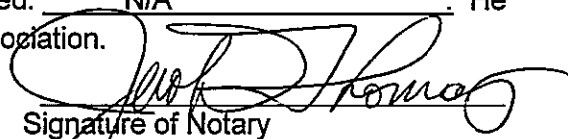


Marcus Braz, President

STATE OF FLORIDA

COUNTY OF: Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Marcus Braz who is personally known to me OR produced valid identification. Type of identification produced: N/A. He appeared as President of Castel Del Mare Condominium Association.



Signature of Notary
Jerol D. Thomas

Print OR Type Name

