

**RESOLUTION AUTHORIZING ONLINE VOTING AND PARTICIPATION FOR
ASSOCIATION MEETINGS AND ELECTIONS**

THE RIDGE AT THE BLUFFS HOMEOWNERS ASSOCIATION, INC.

WHEREAS, Section 720.317, Florida Statutes (2016), provides that an association may conduct elections and other unit owner votes through an Internet-based online voting system if a Lot Owner consents, in writing, to online voting and if various requirements are met; and

WHEREAS, the Board of Directors has determined it to be in the best interests of the Association to enable the use of online voting in connection with membership votes on Association matters and to create the requisite authority required by the above-referenced Statute; and

NOW THEREFORE, it is resolved as follows:

1. The Association will, subject to paragraph 2 below, permit Lot Owners to utilize online voting in compliance with the above-referenced Statute, as the same now exists and as the same may be amended from time to time, as well as any applicable administrative rules of the Florida Department of Business and Professional Regulation, as the same now exist and as the same may be amended from time to time.
2. The Board or, in the absence of a Board vote, the President, may determine that utilizing online voting is not advisable as to any particular meeting or election. Accordingly, there shall be no obligation for the Association to utilize online voting at any particular meeting or election.
3. Notice to the Lot Owners of the opportunity to vote through an online voting system shall be provided as required by law.
4. The Association hereby adopts the following forms which are incorporated into this Resolution by reference:

Attached as **Exhibit "A"** is the "Consent to Online Voting and/or Consent to Receive Electronic Notice of Meetings," which Lot Owners may sign and file with the Association, or which may be affirmed by the Lot Owner, in order for a Lot Owner to be entitled to vote online and/or to accept notices by electronic means, and

Attached as **Exhibit "B"** is the "Revocation of Consent to Online Voting and/or Electronic Notice," which Lot Owners may sign and file with the Association, or which may be affirmed by the Lot Owner, to revoke their consent to online voting and/or to receive notice by electronic means.

Unless prohibited by law, an e-mail notification from a Lot Owner to the Association may be used in lieu of a signed consent or revocation form, in which case the terms of the attached consent and revocation forms are incorporated by reference and shall be deemed affirmed by the Lot Owner when consent is given or revoked by e-mail.

5. In order to implement online voting, the Association may contract with an outside vendor or other party that provides online voting services. The Board shall use reasonable judgment to ensure that such vendor's services or software comply with the requirements of law.

6. The Association or its agent shall notify Lot Owners in meeting notice materials, to the extent required by law, of their ability to vote online, including but not limited to the provider's e-mail address or website in a manner the Association reasonably believes to be sufficient to enable Lot Owners to participate in online voting.

7. Lot Owners who consent to vote online may still vote by other means (in person or by proxy or ballot), or may send their proxies to the Association by facsimile transmission or electronic mail, to the extent the Association otherwise receives and accepts proxies through such media. In the event of multiple votes cast by a Lot as to the same matter, the vote cast first in the election of Directors shall prevail, while the last vote cast will prevail with respect to non-election issues.

8. By signing or affirming the consent form attached as Exhibit "A" hereto and otherwise choosing to vote online as authorized by this Resolution, each Lot Owner recognizes that the Association cannot control the practices of third parties regarding internet communications and use of the Owner's e-mail address. As such, and as a condition of the Association's agreement to permit online voting, each Lot Owner who consents to online voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses," "malware," "spyware," "cookies," and the like. Each Lot Owner who consents to online voting also consents to the Association's publication of their e-mail address, as well as other information (including necessary personal identifying information) to online voting service providers or other third parties to the extent and as may be reasonably necessary to enable the use of online voting processes. Such information shall not be considered an official record and available for Lot Owner inspection unless required by law.

9. By signing or affirming the consent form attached as Exhibit "A" hereto, each Lot Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Lot Owner operator error, provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit online voting, each Lot Owner who consents to online voting releases and waives any claim or challenge to such voting, including but not limited to situations where a Lot Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

This Resolution was adopted by the Board of Directors on the 15 day of November 2017, and is effective upon adoption. The meeting at which this Resolution was adopted was preceded by notice provided to each Lot Owner fourteen (14) days in advance of said meeting either by U.S. mail, hand-delivery, or electronic mail (in cases where Lot Owners have consented to receive official Association notices by electronic mail) and by posting said notice conspicuously on the property fourteen (14) days in advance of said meeting. An Affidavit attesting to such notice is kept amongst the official records of the Association.

There are 5 total Board members. The number of Board members who voted in favor of this Resolution is 5. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

**THE RIDGE AT THE BLUFFS
HOMEOWNERS ASSOCIATION, INC.**

BY: Mary Jo Peterson
Mary Jo Peterson, President

Date: November 16, 2017