

Island Court Venice Condominium Association, Inc.
A Resolution of the Board of Directors
Establishing Delegated Authority for Application Reviews and Emergency Repairs
Dated: February 18, 2026

WHEREAS, the Association's governing documents and applicable Florida law require Board approval for the sale, lease, or modification of Units, and for architectural changes affecting Units, Limited Common Elements, or Common Elements; and

WHEREAS, the Board of Directors desires to establish a uniform, efficient, and transparent process for reviewing applications while ensuring habitability, safety, and compliance with the Association's governing documents; and

WHEREAS, the Board recognizes that time-sensitive matters—particularly emergency mechanical failures and routine real estate transactions—require prompt action, and therefore finds it in the best interest of the Association to delegate limited approval authority for defined routine matters while maintaining full Board visibility;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Island Court Condominium Association, Inc. hereby adopts the following policy:

1. SUBMISSION AND TRANSPARENCY

All sales applications, rental applications, architectural review applications, and requests for emergency repairs (collectively, "Applications") shall be submitted to the Association in accordance with its published rules, procedures and shall be processed in a consistent and non-discriminatory manner in accordance with the Fair Housing Act, Florida law, and the Association's governing documents.

Upon receipt, an informational copy of each Application shall be distributed to all members of the Board of Directors. Such distribution is for transparency and record awareness only and shall not require review, discussion, or a vote of the full Board unless the Application falls within Section 3 of this Resolution.

2. DELEGATION OF AUTHORITY (ADMINISTRATIVE APPROVALS)

The Board hereby delegates authority to the Board President, or to the Treasurer in the event of the President's absence or a conflict of interest, to review and grant final and binding approval for the following "Administrative Applications":



a. Emergency HVAC Replacements

Replacement of an HVAC system on a like-for-like basis, meaning the replacement:

Occurs in the same location,

Utilizes existing penetrations and connections, and

Results in no material change to the exterior appearance of the building other than the equipment itself.

This authority is granted notwithstanding general restrictions relating to Common Elements, provided the replacement is strictly functional, non-discretionary, and required to address an urgent mechanical failure affecting habitability.

b. Sales and Leases

Applications for the sale or lease of a Unit that are complete, compliant with the Association’s governing documents, and satisfy all objective screening and administrative requirements, including but not limited to background checks and application fees.

c. Non-Discretionary Architectural Requests

Architectural or modification requests that meet all objective requirements of the governing documents and do not require a variance, waiver, or discretionary aesthetic judgment.

3. LIMITATIONS ON DELEGATED AUTHORITY

The following Applications shall not be approved under delegated authority and must be submitted to the Board of Directors for consideration at a duly noticed Board meeting:

Any request for a variance, waiver, or exception to the governing documents;

Any proposed material alteration to the Common Elements or Limited Common Elements, except for like-for-like mechanical replacements as defined in Section 2(a);

Any request requiring a discretionary or subjective aesthetic determination.

4. EFFECTIVENESS AND MEMORIALIZATION

Approvals granted pursuant to this delegated authority shall be effective immediately upon issuance to the applicant.

All such approvals shall be reported to the Board of Directors at the next duly noticed Board meeting and entered into the official minutes of the Association for memorialization and record-

keeping purposes. No secondary vote or ratification by the Board shall be required for such approvals to be valid.

5. MOTION AND ADOPTION

Motion Made By: Richard Curoco

Seconded By: Frank Saletel

Vote:

Approved Denied Tabled

Effective Date: February 18, 2026

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of Island Court Condominium Association, Inc. at a duly noticed meeting held on the date set forth above.

Secretary: E. J. Ashmore

Date: 2-18-26