

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**

A meeting of the Board of Directors of The Lexington Club Villas Condominium Association, Inc. (the "Association"), was held on May 5, 2023, at 10:00 a.m./p.m. at Lexington Club Clubhouse after duly noticing said meeting in accordance with the By-Laws of the Association, at which a quorum of the Board of Directors was present, and at which time upon motion duly made, seconded and carried by a vote of 4 for and 0 against, the following resolution was adopted:

WHEREAS, the Association is a Florida not for profit corporation created and is responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the ASSOCIATION'S affairs.

WHEREAS, pursuant to Section 718.112(2)(c), *Florida Statutes*, a unit owner may tape record or videotape meetings;

WHEREAS, pursuant to Fla. Admin. Code R. 61B-23.002(10), a unit owner may tape record or videotape meetings subject to the following:

(a) The only audio and video equipment and devices which unit owners are authorized to utilize at any such meeting is equipment which does not produce distracting sound or light emissions.

(b) If adopted in advance by the board or unit owners as a written rule, audio and video equipment shall be assembled and placed in position in advance of the commencement of the meeting.

(c) If adopted in advance by the board or unit owners as a written rule, anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

(d) If adopted in advance by the board or unit owners as a written rule, advance notice shall be given to the board by any unit owner desiring to utilize any audio or video equipment.

(e) Unit owners are entitled to tape record or videotape board meetings and committee meetings occurring on or after April 1, 1992.

WHEREAS, pursuant to the Amended and Restated Declaration of Condominium of The Lexington Club Villas Condominium, the Association has the power to promulgate rules and regulations concerning the details of the operation and use of the Condominium Property and Association Property.

WHEREAS, the Board of Directors of the Association has determined that in order to discharge its duties to the Association and its members, including, but not limited to, the efficient and effective operation of the affairs of the Condominium, it is in the best interest of the Association to adopt Rules and Regulations regarding to unit owner video and/or audio recording of meetings of the Board of Directors and meetings of the Members.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors adopts the attached addition to the Rules and Regulations of the Association regarding unit owner video and/or audio recording of meetings of the Board of Directors and meetings of the Members. A true and correct copy of the Rules and Regulations regarding unit owner video and/or audio recording of meetings of the Board of Directors and meetings of the Members, as approved by the Board is attached to this Resolution as **Exhibit "A"**.

IN WITNESS WHEREOF, this Resolution was hereby duly executed by the President of the Association and witnessed by its Secretary this 5th day of May, 2023 to certify the foregoing action taken by the Board of Directors.

THE LEXINGTON CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

By: Amy Steiger
Amy Steiger, President

Attest:

By: Jeffrey Levine
Jeffrey Levine, Secretary

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**AMENDMENT TO THE RULES AND REGULATIONS
OF
THE LEXINGTON CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.**

The Rules and Regulations of the ASSOCIATION are hereby amended to include the following:

Rules and Regulations regarding unit owner video and/or audio recording of meetings of the Board of Directors and meetings of the Members.

1. Owners desiring to video and/or audio record meetings of the Board of Directors and/or meetings of the Members of The Lexington Club Villas Condominium Association, Inc. (the "Association"), must provide the Association's Board of Directors written notice of such intention at least twenty-four (24) hours prior to the scheduled commencement of the meeting.
2. Video and/or audio recording equipment must be assembled and set prior to the meeting's commencement.
3. Persons video and/or audio recording meetings must remain seated or standing in place during the meeting.
4. Audio and/or video recordings of meetings, or portions of meetings, may not be posted or disseminated on the internet including, but not limited to, on Facebook, YouTube or any other social network or internet website.

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Amy Steiger President 5/5/2023
Jeffrey Lane Secretary 5/5/2023