



The Forest

Panther Ridge III HOA

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RESOLUTION RES26-001 OF THE BOARD OF DIRECTORS

Delegation of Day-to-Day Operational Authority to the President

WHEREAS:

1. The Board of Directors ("Board") of The Forest at Panther Ridge III Homeowners Association, Inc. ("Association") is vested with the authority to manage the affairs of the Association pursuant to the Association's governing documents and Chapter 720, Florida Statutes; and
2. At a duly noticed meeting of the Board of Directors held on October 18, 2025, the Board approved a motion authorizing the President to manage the day-to-day operations of the Association, subject to Board oversight and applicable law; and
3. The Board recognizes the need for efficient administration of the Association's day-to-day affairs between Board meetings; and
4. The Board desires to memorialize, clarify, and formally implement the authority granted by the October 18, 2025 motion through this written resolution; and
5. The Board further intends that such delegation be administrative in nature, consistent with Florida law, and not constitute an unlawful delegation of Board authority or a waiver of statutory due process protections.

NOW, THEREFORE, BE IT RESOLVED:

1. Delegation of Day-to-Day Operational Authority

The Board hereby delegates to the President authority to manage the day-to-day administrative and operational affairs of the Association, subject always to the direction, oversight, and control of the Board of Directors. This delegation is intended to facilitate routine administration and shall not be construed as transferring ultimate governance authority from the Board.

2. Scope of Delegated Authority

Within the scope of day-to-day operations, the President is authorized to:

- a. Oversee vendors, contractors, volunteers, and agents of the Association;
- b. Execute contracts and expenditures previously approved by the Board or within Board-approved limits;
- c. Communicate with members regarding Association business;
- d. Coordinate recordkeeping, correspondence, and administrative compliance;
- e. Administer the Association's covenant enforcement process, including issuing courtesy notices, notices of violation, and notices of intent to fine or suspend, in accordance with the Association's governing documents and applicable law;
- f. Coordinate and administer the scheduling and procedural handling of Compliance Committee hearings, including referral of matters to the Compliance Committee;
- g. Appoint, remove, and replace members of Association committees other than the Compliance Committee, subject to the eligibility requirements of applicable law;

h. Maintain a pool of eligible Compliance Committee members as authorized by Board resolution. The Compliance Committee shall, from among its eligible members, select the three (3) members who will sit for a particular hearing. The President shall have no role in the selection, deliberation, or voting of Compliance Committee hearing panel members.

3. Advisory Nature of Committees

All Association committees other than the Compliance Committee are advisory in nature only and shall not possess adjudicatory authority, enforcement authority, or the power to bind the Association. Such committees may make recommendations to the Board or the President, but final decision making authority shall remain with the Board of Directors unless otherwise expressly authorized by the governing documents or applicable law.

4. Limitations on Delegated Authority

Notwithstanding the foregoing, the President shall not:

- Determine whether a violation has occurred where such determination is reserved to the Board;
- Approve or impose fines or suspensions, which authority is reserved to the Board and the Compliance Committee as required by law;
- Participate as a member of the Compliance Committee or any hearing panel approving or rejecting fines or suspensions;
- Alter or waive statutory due process requirements;
- Take any action that conflicts with the Association's governing documents, Florida law, or duly adopted Board resolutions.

5. Board Oversight and Ratification

All actions taken by the President pursuant to this Resolution shall be subject to review by the Board. The Board reserves the right to modify, limit, or revoke this delegation at any time. Administrative actions taken by the President in good faith within the scope of this delegation are hereby authorized and, to the extent applicable, shall be reported to the Board and may be ratified by the Board.

6. No Delegation of Adjudicatory Authority

This Resolution shall not be construed as delegating adjudicatory authority. Decisions regarding violations, fines, suspensions, and enforcement outcomes remain subject to Board action and Compliance Committee approval as required by section 720.305(2)(b), Florida Statutes.

ADOPTED this 21 day of February 2026, by the Board of Directors of
The Forest at Panther Ridge III Homeowners Association, Inc.

BOARD OF DIRECTORS

By: Angela Mushkin
Name: Angela Mushkin
Title: Secretary