

**ACTION OF THE BOARD OF DIRECTORS OF
VALRI PARK PROPERTY OWNERS ASSOCIATION, INC.
TAKEN BY UNANIMOUS WRITTEN CONSENT
IN LIEU OF ORGANIZATIONAL MEETING**

Pursuant to Florida law, the undersigned, being all the directors named in the Articles of Incorporation of Valri Park Property Owners Association, Inc., a Florida corporation not for profit (the "Corporation"), hereby consent to and approve the following resolutions, which actions shall have the same force and effect as if taken by said directors at the organizational meeting of the Board of Directors of said Corporation duly called and held, and direct that this written consent to such actions be filed with the minutes of the proceedings of the Board of Directors of the Corporation:

RESOLVED, that the Articles of Incorporation of the Corporation, filed in the Office of the Secretary of State of the State of Florida, and effective October 15, 2019, a certified copy of which is attached hereto, together with the certificate of the Secretary of State, dated October 15, 2019, indicating that said articles have been filed and the fees incident to the lawful incorporation of the Corporation have been paid, shall be and hereby are accepted and approved for the Corporation.

FURTHER RESOLVED, that the By-Laws (a copy of which is attached hereto and incorporated herein by this reference) are hereby approved, ratified and adopted as the By-Laws of the Corporation for the regulation and management of its affairs,

FURTHER RESOLVED, that CF Registered Agent, Inc., is named initial Registered Agent and the appointment thereof in the Articles of Incorporation is hereby ratified.

FURTHER RESOLVED, that the officer designations of the following named persons as set forth in the Articles are hereby ratified and approved and such individuals shall serve as such officers pursuant to the By-Laws:

Jim McGowan	-	President
Bruce Noble	-	Vice President
Caleb Lasher	-	Secretary/Treasurer

FURTHER RESOLVED, that the Corporation approves the Association operating budget (a copy of which is attached hereto and incorporated herein by this reference) and the levying of assessments against the lots, as provided in such budget, in accordance with the terms and provisions of the Declaration of Covenants and Restrictions for Valri Park. The Budget adopted for 2019 shall roll over to fiscal year 2020.

FURTHER RESOLVED, that the Corporation approves and ratifies the management contract with Rizzetta & Company, Inc. ("Manager"), (a copy of which is attached hereto and incorporated herein by this reference).

FURTHER RESOLVED, that the Corporation authorizes the Manager to approve, on behalf of the Corporation, and without requirement for obtaining specific or prior approval from the Corporation, expenses for maintenance and/or repairs of the

Common Property not to exceed \$1,000.00.

FURTHER RESOLVED, that in accordance with Section 8.18 of the Declaration of Covenants and Restrictions for Valri Park, the Corporation sets the amount of the Initial Working Capital Fund Payment to be \$250.00.


FURTHER RESOLVED, that the Corporation adopts and approves the Collections Policy (pertaining to non-payment of assessments) a copy of which is attached hereto and made a part hereof.

FURTHER RESOLVED, that the appropriate officers of this Corporation shall be and are hereby authorized and directed on behalf of the Corporation and under its corporate seal (as is hereby ratified and the form of which shall be affixed hereto), or otherwise, to appoint and substitute all necessary agents or attorneys for service of process, to designate and change the location of all necessary certificates, reports, powers of attorney and other instruments required by law, and to take all such other action required, useful or necessary in the affairs of this Corporation as a property owners association.

WITNESS the consent of each Director of VALRI PARK ASSOCIATION, INC., effective as of the 6th day of January, 2020.



Jim McGowan



Bruce Noble



Caleb Lasher