

# Grand Vista at Riverwood Board of Directors Meeting Minutes

**Date: Tuesday, August 11<sup>th</sup>, 2020**

**Time: 4:00 P.M.**

**Place: Via ZOOM Platform**

### Call to Order:

The meeting was called to order at 4:00 P.M.

**Board Members Present:** Gary Smith

George Major

## Stan Morris

**Louis Bonacorsi**

Art MacKinnon

**Board Members Absent:** Gary Fulk, Frank Smith

**Also Present:** Jennifer Bones, CAM Cambridge Association Management

**Quorum:** A quorum of the Board was noted. 16 total owners in attendance.

**Notice:** Notice of the meeting was posted on the bulletin board at the Activities Center more than forty-eight (48) hours prior to the meeting in accordance with Florida State Law. An email blast was also sent out to all owners.

**A motion was made to enter into a contract with Starr Hospitality Management effective August 24, 2020 for a period of one year.**

**MOTION:** Stan Morris

**SECOND:** George Major

Motion carried unanimously.

**A motion was made to authorize Gary Smith to execute the contract with Starr Hospitality Management.**

**MOTION:** Stan Morris

**SECOND:** George Major

Motion carried unanimously.

**A motion was made to approve a Resolution – Designation of operating account authorized signatories.**

**MOTION:** Stan Morris

**SECOND:** George Major

Motion carried unanimously.

**A motion was made to approve a Resolution – Change of Registered Agent.**

**MOTION:** Stan Morris

**SECOND:** George Major

Motion carried unanimously.

**A motion was made to authorize Gary Smith to execute the documentation needed to report the replacement of the current corporate registered agent.**

**MOTION:** Stan Morris

**SECOND:** Gary Smith

Motion carried unanimously.

There being no further business a motion was made to adjourn the meeting at 4:40 PM.

**MOTION:** George Major

**SECOND:** Louis Bonacorsi

Motion carried unanimously.

Respectfully Submitted by, Cambridge Association Management

BOARD OF DIRECTORS RESOLUTION  
DESIGNATION OF OPERATING ACCOUNT  
AUTHORIZED SIGNATORIES

BOARD OF DIRECTORS MEETING  
AUGUST 11, 2020

WHEREAS, the Grand Vista at Riverwood Condominium Association, Inc. (the "Association") has selected Star Hospitality Management, Inc. ("Star") to succeed Cambridge Association Management as the Association's property manager effective August 24, 2020; and

WHEREAS, as a result of the described property manager change it is necessary to change authorized signatories on the Association's operational checking account maintained at the Centennial Bank (the "Account"); and

WHEREAS, Gary L. Smith and G. C. Major are the duly elected President and Treasurer, respectively, of the Association and H. Sheridan Danko is the President of Star; and

WHEREAS, Gary L. Smith, G. C. Major and H. Sheridan Danko should be the authorized signatories on the Account as of August 24, 2020.

NOW, THEREFORE, IT IS:

RESOLVED, that Gary L. Smith, G. C. Major and H. Sheridan Danko are hereby designated as the authorized signatories on the Account as of August 24, 2020; and

FURTHER RESOLVED, that Gary L. Smith, G. C. Major and H. Sheridan Danko are directed to take all actions necessary to comply with this resolution.

There are seven members of the Board of Directors of the Association,  
5 of whom voted in favor of and 0 of whom voted against this  
Resolution. The vote of each Director is reflected in the Minutes of the  
meeting at which this resolution was adopted.

GRAND VISTA AT RIVERWOOD  
CONDOMINIUM ASSOCIATION, INC.

BY: *Angela K. Allen*  
PRESIDENT

DATE 8/12/2020

BOARD OF DIRECTORS RESOLUTION  
PROPERTY MANAGEMENT AGREEMENT  
WITH STAR HOSPITALITY MANAGEMENT, INC.

BOARD OF DIRECTORS MEETING  
AUGUST 11, 2020

WHEREAS, the Grand Vista at Riverwood Condominium Association, Inc. (the "Association") has selected Star Hospitality Management, Inc. ("Star") to succeed Cambridge Association Management ("Cambridge") as the Association's property manager effective August 24, 2020; and

WHEREAS, Star has provided the Association a Management Agreement and Management Task Outline, complete copies of which are attached hereto as Exhibits A and B, respectively; and

WHEREAS, Exhibits A and B provide the terms of the agreement to be entered by the Association and Star; and

WHEREAS, Gary L. Smith, the duly elected President of the Association, seeks authority to sign on behalf of the Association, with the President of Star, original forms of Exhibits A and B.

NOW, THEREFORE, IT IS:

RESOLVED, that Gary L. Smith, be, and he hereby is, as President of and on behalf of the Association, authorized to sign original forms of Exhibits A and B.

There are seven members of the Board of Directors of the Association,  
5 of whom voted in favor of and 0 of whom voted against this  
Resolution. The vote of each Director is reflected in the Minutes of the  
meeting at which this Resolution was adopted.

GRAND VISTA AT RIVERWOOD  
CONDOMINIUM ASSOCIATION, INC.

BY: Mary K. Sullivan  
PRESIDENT

DATE 5/12/2020

BOARD OF DIRECTORS RESOLUTION

CHANGE OF REGISTERED AGENT

BOARD OF DIRECTORS MEETING  
AUGUST 11, 2020

WHEREAS, the Grand Vista at Riverwood Condominium Association, Inc. (the "Association") has selected Star Hospitality Management, Inc. ("Star") to succeed Cambridge Association Management ("Cambridge") as the Association's property manager effective August 24, 2020; and

WHEREAS, Florida law requires the Association to have a registered agent of record with the Florida Department of State and permits a change of registered agents; and

WHEREAS, Douglas Shephard, President of Cambridge, is the current registered agent of the Association; and

WHEREAS, the Association desires to change its registered agent as a result of the described property manager change.

NOW, THEREFORE, IT IS:

RESOLVED, that the Association change its registered agent from Douglas Shephard to Star Hospitality Management, Inc. and that such change be made of record with the Florida Department of State on or about August 24, 2020; and

FURTHER RESOLVED, that Star Hospitality Management, Inc., is authorized and directed to take all actions necessary to comply with this resolution.

There are seven members of the Board of Directors of the Association,  
5 of whom voted in favor of and 0 of whom voted against this  
Resolution. The vote of each Director is reflected in the Minutes of the  
meeting at which this Resolution was adopted.

GRAND VISTA AT RIVERWOOD  
CONDOMINIUM ASSOCIATION, INC.

BY: Mary K. [Signature]  
PRESIDENT

DATE 5/10/2020