

**2014 RESOLUTION OF THE
GLENN OAKS CONDOMINIUM ASSOCIATION**

Board of Directors 

Financial Ethics:

1. No board member will solicit or accept, directly or indirectly, any gifts, gratuity, entertainment, favor, loan of any other thing of monetary value from a person who is seeking to obtain contractual or other business or financial relations with the Association, or from any person whose intent it is to influence any decision or action on any official matter.
2. No board member will use his/her position to enhance his/her financial or business position or undertakings.
3. Board members are required to maintain full payment of assessments throughout their board term to maintain their position on the board.
4. Board members are required to abide by Federal, State and Local Laws as well as Association By-Laws, Declarations, and Rules & Regulations to the best of their ability, except for those portions of said Association documents that are contrary to City, County, State or Federal regulations.
5. No board member or his/her agent or employee or family member will enter into a personal service contract with the association without previous disclosure of such interest to the board and unit owners.
6. Any potential conflict of interest will be disclosed to the board and unit owners in a reasonable amount of time. Any board member with a noted conflict of interest may not vote on a said issue but will count towards a quorum.
7. No board member will receive any compensation from the association for action as such.
8. No board member will use his/her position to seek personal political advantage or contribute Association funds or favors to any political party or political candidate.

Business Ethics:

9. No board member will seek to have a contract implemented that has not been duly approved by a majority vote of the board. Exception: under extreme emergency situations an emergency purchase may be made by one or more board members, as applicable, from a supplier not under negotiation that is in the best interest of the Association and Community to resolve that emergency situation. This emergency purchase will be duly reported to the rest of the board and or Managing Company as soon as possible.
10. No promise of anything not approved by a majority vote of the board will be made to any business, supplier, or contractor during negotiations.
11. No board member will interfere with the duties of any other board member nor will harass, threaten, or attempt through any means to control or instill fear in a member of the board or the Managing Company and any of its employees or homeowners.
12. Board Members are prohibited from entering into any contractual agreement with a homeowner/ renter, or assigned agent of a property for the purposes of providing services with the community.
13. We will "funnel" our communication to the Association Lawyer through the President, unless the communication with the Lawyer is in regard to actions taken by the President.

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Board Member Ethics:

14. No board member will engage in any writing, publishing or speech making that defames any other member of the board, unit owner, resident of the community, or the Management Company. Board members will operate as a team by acting courteously toward each other at all times and in written communications.
15. Language and actions of anyone attending board meetings will be kept professional. Personal attacks against board members, homeowners or renters are not consistent with the best interest of the community and are not permitted.
16. If we have personal concerns about the direction of the board, or other concerns, we should always bring these concerns up at a private meeting.
17. We will respect our legal duties and loyalty to the Association.
18. We will try to attend all meetings and give early notice when we cannot attend meetings.
19. We will all vote at meetings even if our vote is to abstain and will seek a majority vote on any issue, whenever possible to do so. We will respond in a timely manner to emails and notify other directors if we are not going to be available to do so.
20. No board member will violate the legal confidentiality of a unit owner's file maintained by the Association, whether closed or ongoing,
21. The Board of Directors and Management Company should be advised of any extended leave by a Director due to personal vacation, business travel, illness or other circumstances creating an extended absence as soon as possible prior to such absence so that an undue amount of burden is not placed on any one director or group of directors or the Management Company due to such extended leave.
22. There will be no use of alcohol by any Director during board meetings.

Information and Disclosure Ethics:

23. The board will disclose all information about its actions by making readily accessible Association business and financial records and board meeting agendas and minutes.
24. No board member will willingly misrepresent facts to the unit owners and residents, either by withholding, distorting or fabricating information.

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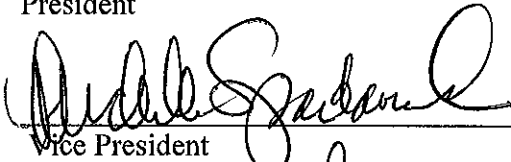
Accountability Ethics:

We each affirm by signing below to enforce the code of conduct above. If violations occur and at least one board member feels that another board member is consistently violating the code of conduct, they may send a letter explaining the violation to the Board President. A special meeting of the board of directors will be called where the accused board member will have an opportunity to defend them self if they feel they have not violated the code of conduct. If credible proof has been shown to certify the violation(s) of the board member in question, by a majority vote of the board a letter of reprimand will then be sent to the board member in question.

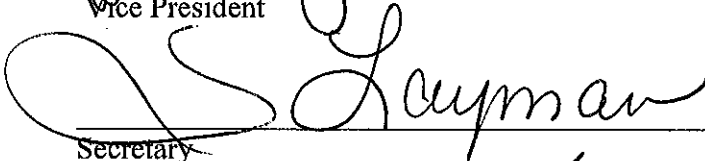
If a second letter must be sent, the remaining board members will determine what actions need to be taken including possible censure of the board member or asking for his/her resignation depending on circumstances of the violations and legal advice dispensed at the time.



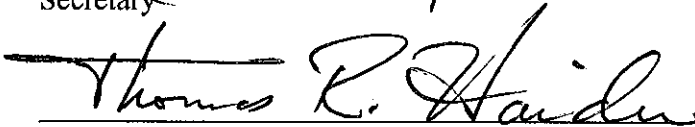
President



Vice President



Secretary



Treasurer



Member