

**A RESOLUTION OF THE BOARD OF DIRECTORS
ESTABLISHING A RULE GOVERNING UNIT OWNER
PARTICIPATION AT MEETINGS OF THE BOARD**

WHEREAS, The Board of Directors of Monterrey Condominium Association, Inc. (hereinafter "Association") is responsible for the operation and maintenance of Monterrey, (hereinafter the "Condominium"); and

WHEREAS Subsection 718.112(2)(c), Florida Statutes, provides the unit owners have a right to attend meetings of the Board and speak at such meetings with reference to all designated agenda items; and

WHEREAS Subsection 718.112(2)(c), Florida Statutes, also provides that the Association may adopt reasonable rules governing the frequency, duration and manner of unit owner participation at meetings of the Board.

NOW THEREFORE BE IT HEREBY RESOLVED by the Board as follows:

1. **THAT** to the maximum extent practical, the posted Board meeting agenda for each Board meeting shall list in substance the actions to be considered by the Board.
2. **THAT** Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with (the Declaration of Condominium) the Articles of Incorporation or Bylaws.
3. **THAT** after each motion is made and seconded by the Board Members the meeting Chairperson will permit unit owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.
4. **THAT** unit owner participation will not be permitted after reports of officers or committees unless a motion is made to act upon the report, or the Chair determines that it is appropriate or is in the best interest of the Association.

5. **THAT** a unit owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair.
6. **THAT** while a unit owner is speaking he or she must address only the Chair, no one else is permitted to speak at the same time.
7. **THAT** a unit owner may speak only once for not more than three (3) minutes only on the subject or motion on the floor.
8. **THAT** when the business of the Board is completed, the floor will be open to the unit owners, at which time each unit owner may address the Board for not more than three (3) minutes regarding non-agenda items.
9. **THAT** the chair may, by asking if there be any objection and hearing none, permit a unit owner to speak for longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of any Board member only and if there is an objection then the question will be decided by a vote of the Board.
10. **THAT** the Chair will have the sole authority and responsibility to see to it that all unit owner participation is relevant to the subject or motion on the floor.

ADOPTED by the Board of Directors this 6 day of March, 2007.