

COMMUNITY ASSOCIATION MANAGEMENT CONTRACT
ASSOCIATION: THE LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION
INC.

AGENT: FLORIDA SKYLINE MANAGEMENT INCORPORATED

For Property identified as: THE LINKS AT EMERALD DUNES
CONDOMINIUM ASSOCIATION INC.
185 units in WEST PALM BEACH, Florida 33411

Beginning January 1, 2019

This agreement (the "Agreement") is made and entered into this 1st day of January, 2019, by and between the unit owners' association known as THE LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION INC. (the "Association"), which is established in accordance with the laws of the State of Florida for the property known THE LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION INC. located at, WEST PALM BEACH, Florida 33411 (the "Property"), and FLORIDA SKYLINE MANAGEMENT INCORPORATED (the "Agent").

AUTHORITY OF THE AGREEMENT

The Board of Directors of the Association (the "Board"), on behalf of the Association, hereby appoints Agent to manage the Property, and Agent accepts appointment to manage the Property.

The parties further agree as follows:

Agent shall perform such duties as are customarily performed by a community association managing a Florida condominium association. This will include (as more fully stated in this agreement and customarily required of a community association management company managing a condominium), financial services relating to collection of assessments, budget preparation, preparation of quarterly, financial reports, deposits, and other customary financial services; administrative services; negotiating vendor contracts; and operational services customarily provided by a management company managing a Florida condominium association.

Agent shall comply with the Florida Condominium Act which is Chapter 718 of the Florida Statutes; the Chapter 61B regulations regulating condominium associations and community association managers, and the Declaration of Condominium, Articles of Incorporation and Bylaws of the Association.

Section 1 TERM OF AGREEMENT

The Board appoints Agent exclusively to manage the Property for a period of twelve (12) months, beginning January 1, 2019 and ending December 31, 2022. If no written notice or new contract is received the ASSOCIATION agrees to extend to a month to month contract with 90 day written notice of termination by US Certified mail after December 31, 2022. If the Board elects to cancel the contract the board must pay amount due on all remaining months of the contract up to 36. On January 1, 2023, an increase of 3% of the management fee will be in effect.

Section 2 SERVICES OF AGENT

Agent shall manage the Property to the extent, for the period, and upon the terms of this Agreement. Agent shall perform the following services in the name of and on behalf of the Association, and the Association hereby gives Agent the authority and powers required to perform these services.

2.1 COLLECTION OF ASSESSMENTS

Agent shall collect (and give receipts for, if necessary) all monthly and other assessments and other monies that are due the Association with respect to the Property and for all rental and other payments from concessionaires, if any. HOWEVER, Agent shall have no authority or responsibility to collect delinquent assessments or other charges except to send notices of delinquency. Agent shall make all reasonable efforts to collect monthly assessments or assist in transition to attorney for legal collection.

2.2 RECORDS OF INCOME AND EXPENDITURES

Agent shall maintain records of all income and expenses relating to the Property, and shall submit to the Association on or before the 25th day of the following quarter, a statement of receipt and disbursements for the preceding quarter, including a statement of the balance in the operating account for the Property.

2.3 PREPARATION OF ANNUAL BUDGET

Forty-five (45) days prior to the beginning of each fiscal year, which begins on January 1st, Agent shall prepare and submit to the Board a recommended Annual Budget for the next year showing anticipated income and expenses for such year.

2.4 SUBMISSION OF ANNUAL REPORT

Within 60 days after the end of each fiscal year, Agent shall submit to the Association a summary of all receipts and disbursements relating to the Property for the preceding year. Agent will provide all necessary financial and accounting records to the accounting firm or individual appointed by the board to prepare all required financial reports or statements and to file all required tax returns and appropriate audits. There will be no additional charge for this work.

2.5 MAINTENANCE OF COMMON ELEMENTS

Subject to the direction of the Board, at the expense of the Association and in accordance with the Association's approved budget, Agent shall cause the common elements of the Property to be maintained according to appropriate standards of maintenance consistent with the character of the Property.

2.6 EMPLOYMENT OF PERSONNEL

Agent shall oversee and coordinate the hiring and discharge of whatever personnel may be required to maintain and operate the Property on behalf of the Association and in accordance with the budget, job standards, and wage rates previously approved by the Association. All such personnel, who are not separately employed by Agent, shall be employees of the Association and not of Agent, and all salaries, taxes, and other expenses payable to or on account of such employees shall be operating expenses of the Property.

2.7 PAYMENT OF EMPLOYMENT TAXES

The Agent shall oversee and coordinate the filing of all tax and other returns and do and perform all acts required of the Association as an employer under the Federal Insurance Contributions Act, The Federal Unemployment Tax Act, all applicable federal, state, and local income tax laws, and all other laws, regulations, and/or ordinances governing employment and payment of wages. Upon request by outside professionals, the Board shall promptly execute and deliver to said professionals, or a designated individual or entity, all necessary powers of attorney, notices of appointment, and the like. The Association shall supply all funds to pay any taxes.

2.8 UTILITIES AND SERVICES CONTRACTS

Subject to the direction of the board and on behalf of the Association, Agent shall coordinate the negotiation of contracts for water, electricity, gas, and such other services as may be necessary or advisable for the common elements of the Property. Agent shall also coordinate, on behalf of the Association, the purchase of such equipment, tools, materials, and other supplies as are necessary for the proper operation and maintenance of the Property. All such contracts and purchases shall be executed in the name of the Association by its Board of Directors and at its expense.

2.9 PAYMENT OF EXPENSES

From the funds of the Association, Agent shall oversee the payment of all expenses of the Property, including taxes, building and elevator inspection fees, water rates and other governmental charges, and all other charges or obligations incurred by the Association or by Agent on behalf of the Association with respect to the maintenance or operation of the Property or pursuant to the terms of this Agreement or pursuant to other authority granted by the Board on behalf of the Association.

2.10 RECORDS OF INSURANCE

Agent shall assist Association in obtaining and maintaining the requisite insurance required by Chapter 718. Agent shall maintain appropriate records of all insurance coverage for the Property carried by the Association as specified by the Board of Directors. Agent shall cooperate with the Board in investigating and reporting all accidents or claims for damage relating to the ownership, operation, and maintenance of the common elements of the Property, including any damage or destruction to them.

Section 3 LIMITATION OF EXPENDITURES BY AGENT

In discharging its responsibilities under section 2 of this Agreement, Agent shall not make any unbudgeted expenditures or incur any nonrecurring contractual obligation exceeding \$500 without the prior consent of the Association through the Board. HOWEVER, no such consent shall be required to repay any advances made by Agent under the terms of section 5.

Notwithstanding these limitations, Agent may, on behalf of the Association and without prior consent of the Board, expend any amount or incur a contractual obligation in any amount required to deal with emergency conditions which may involve a danger to life or property or which may threaten the safety of the Property or the individual owners and occupants or which may threaten the suspension of any necessary service to the Property. A verbal consent by the President or appointed contact shall be considered consent.

Section 4 AGENT NOT RESPONSIBLE FOR MAINTENANCE OF INDIVIDUAL UNITS

Agent shall have no authority or responsibility for maintenance or repairs to individual units in the Property. Such maintenance and repairs shall be the sole responsibility of the owners individually.

Section 5 DISPOSITION OF FUNDS

Agent shall, on behalf of the Association, deposit collections and pay expenses of the Property as stated below.

5.1 DEPOSIT OF COLLECTIONS

Agent shall deposit all monies collected on behalf of the Association in a bank or other financial institution whose deposits are insured by the federal government or such other depository as directed by the Association in writing. The funds of the Association shall at all times be maintained separate and apart from Agent's own funds and from the funds of any others. Agent's designees shall be the only parties authorized to draw upon such accounts. Agent shall not be held liable in the event of bankruptcy or failure of such depository. Such operating account shall not be required to bear interest.

5.2 PAYMENT OF EXPENSES

Agent shall oversee and coordinate the payment of all expenses of operation and management of the Property from the Association's funds held in account by Agent. Any amounts owed to Agent by the Association shall also be paid from such account for monthly fee. Additional fees shall be paid with approval of the Association.

5.3 AGENT NOT REQUIRED TO ADVANCE FUNDS

Agent shall have no obligation to advance funds to the Association for any purpose whatsoever. Any funds advanced to the Association by Agent shall be repaid to Agent immediately from the Association's funds. Any sums due Agent under any provision of the Agreement, and not paid within ten (10) days after such sums have become due, shall bear interest at the rate of twelve percent (12%) per annum.

5.4 BONDING OF EMPLOYEES

All employees of Agent who handle or are responsible for the safekeeping of any monies of the Association shall be covered by a bond protecting the Association. Such bond shall be in an amount and with a company determined by Agent and may be a blanket or umbrella bond. The expense of such bonding shall be paid by the Association.

Section 6 AGENT RESPONSIBILITY FOR MEETINGS

Agent, or a designated employee or other representative of Agent, shall attend one (1) regular meeting of the Board every two months and the annual meeting of the Association. Upon not less than forty-eight (48) hours' notice and no more than (four) 4 additional meetings per year. Agent or its designated representative shall attend additional meetings of the Board or of the Association as requested, provided that the Association shall pay Agent \$35.00 per hour for that individual's attendance at each additional meeting. Agent or its representative shall be custodian of the official records of the Board and the Association. The Agent is further responsible to perform the services set forth on the schedule addendum attached hereto as Exhibit "A."

Section 7 ONE BOARD MEMBER TO DEAL WITH AGENT

The Board shall designate one of its members who shall be authorized to deal with Agent on any matter relating to the management of the Property. Agent shall not accept directions or instructions with regard to the management of the Property from anyone else. In the absence of any other designation by the Board, the President of the Board shall be deemed to have this authority. Board appoints THE LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION INC. President or acting President as authority contact. Agent may, but is not required to, submit any matter requiring direction, instructions or the like to the Board and shall then follow the direction of the Board.

Section 8 LIMITATION OF AGENT'S AUTHORITY AND RESPONSIBILITY

Agent's authority to act and responsibility for the Property shall be subject to the limitations set forth below.

8.1 STRUCTURAL CHANGES

Agent shall have no authority to make any structural changes in the Property or to make any other major alterations or additions in or to any building or equipment therein, except such emergency repairs as may be required because of danger to life or property or which are immediately necessary for the preservation and safety of the Property or for the safety of the individual owners and occupants or which are required to avoid the suspension of any necessary service to the Property.

8.2 BUILDING COMPLIANCE

Agent shall not be responsible for the compliance of the Property or any of its equipment with the requirements of any building codes or with any statutes, ordinances, laws, rules, or regulations (including those relating to the existence and disposal of solid, liquid, and gaseous wastes, and toxic or hazardous substances) of any city, county, state, or federal governments or agencies, or any public authority or official thereof having jurisdiction over it. HOWEVER, Agent shall notify the Association promptly or forward to the Association promptly any complaints, warnings, notices, or summonses received by Agent relating to such matters. The Association represents that to the best of its collective knowledge the Property complies with all such requirements, and the Association authorizes Agent to disclose the ownership of the Property to any such officials and agrees to indemnify, defend, and hold Agent, its representatives, servants, and employees, harmless of and from all loss, cost, expense, and liability whatsoever which may be imposed on them by reason of any present or future violation or alleged violation of such laws, ordinances, rules, or regulations.

8.3 AGENT ASSUMES NO LIABILITY

Agent assumes no liability whatsoever for any acts or omissions of the Board or the Association, or any previous boards or current or previous owners of the Property, or any previous management or other agent of either. Agent assumes no liability for any failure of or default by any individual unit owner in the payment of any assessment or other charges due the Association or in the performance of any obligations owed by any individual unit owner to the Association, pursuant to any lease or otherwise. Agent likewise assumes no liability for any failure of or default by concessionaires in any rental or other payments to the Association. Nor does Agent assume any liability for previously unknown violations of environmental or other regulations which may become known during the period this Agreement is in effect. Any such regulatory violations or hazards discovered by Agent shall be brought to the attention of the Association in writing, and the Association shall promptly cure them.

Section 9 AGENT'S COMPENSATION

Agent shall be compensated for specific services as stated below.

9.1 FOR MANAGEMENT AND RELATED SERVICES

The Association shall pay Agent, for management and accounting related services, hereinafter set forth, at the rate of \$7450.00 per month (exclusive of federal, state and local taxes where applicable), in advance on the first of each month (commencing January 1, 2019), but in no event later than the fifth day of each month. Disputed items shall not constitute a reason for non-payment. Items in dispute shall be resolved through mutual agreement between the Board of Directors and AGENT.

The above referenced fees shall be paid monthly in advance. The fees shall be negotiated annually upon approval by the Board of the Annual Budget. No further charge shall be made by Agent for Agent's services and other services of Agent's professional staff, except as otherwise expressly provided in this Agreement.

Agent has the right to collect for estoppels, application fees, late fees, administration fees, rush fees and condominium survey as usual with the cost of doing business with THE LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION INC. These fees are not paid nor are the responsibility of the Association.

Section 10 OBLIGATIONS OF THE ASSOCIATION

The Association shall insure the Property, Agent, and itself against liability and bear the expense of any and all litigation against the Property, Agent, and the Association as stated below. In addition, the Association shall provide for an initial deposit and contingency reserve and, through its Board, approve an Annual Budget for the Property.

10.1 SAVE AGENT HARMLESS FROM LIABILITY SUITS

The Association shall indemnify, defend and hold Agent harmless from and against all claims, damages and costs (including counsel fees) arising out of or in connection with the management of the property and the operation thereof, except for the acts of Agent taken outside of the scope of its employment with the Association. This indemnity shall continue beyond the termination of this contract for any acts or omissions which occurred or are alleged to have occurred during the term of this contract.

Agent shall indemnify and hold the Association harmless from and against all claims, damages and costs arising out of or in connection with unauthorized acts, acts of gross negligence or acts of willful misconduct of Agent. This indemnity shall continue beyond the termination of this contract for any acts or omissions which occurred or are alleged to have occurred during the term of this contract.

10.2 PAY ALL EXPENSES FOR ANY LITIGATION

The Association shall pay all expenses incurred by Agent including, but not limited to, Agent's costs and time, any liability, fines, penalties or the like, settlement amounts, and attorneys' fees for counsel employed to represent Agent or the Association in any proceeding or suit involving any alleged or actual violation by Agent or the Association or the Board, or any combination of all of them, or any law or regulation of any governmental body pertaining to environmental protection, fair housing, or fair employment, including, but not limited to, any law prohibiting or making illegal discrimination on the basis of race, sex, creed, color, religion, national origin, family status, or mental or physical handicap. HOWEVER, the Association shall not be responsible to Agent for any such expenses in the event Agent is finally adjudged to have personally, and not in a representative capacity, violated any such law. Nothing contained in this Agreement shall obligate Agent to employ legal counsel to represent the Board or the Association in any such proceeding or suit.

10.3 SAVE AGENT HARMLESS FROM LABOR LAW VIOLATIONS

The Association shall indemnify, defend, and save Agent harmless from all claims, investigations, and suits, or from the Association's or the Board's actions or failures to act, with respect to any alleged or actual violation of state or federal labor laws. The Association's obligation with respect to such violation(s) shall include payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, litigation expense, and attorneys' fees.

10.4 APPROVE ANNUAL BUDGET

Within thirty (30) days of receipt of the recommended Annual Budget prepared by Agent, the Board shall either approve the budget as submitted or provide Agent with written notice setting forth those items which are unacceptable to the Board or provide Agent with written notice advising Agent what additional information is required. Failure to provide such notice to Agent within said thirty (30) day period shall be deemed as approval of the Annual Budget by the Board. Agent shall be responsible to conduct the mailing and notice of the board meeting to make sure the budget is adopted in accordance with FS 718.112. Upon approval, Agent shall be authorized to operate and manage the Property in accordance with the Annual Budget.

Section 11 TERMINATION BY AGENT FOR CAUSE

Agent shall have the right to cancel this Agreement upon thirty (30) days' notice at any time in the event that any insurance required of the Association is not maintained without any lapse or if Association fails to pay any fee to Agent which is required by this contract. Agent also shall have the right to cancel the agreement if the Association fails to provide the Property appropriate funds and/or equipment necessary for Agent to perform the responsibilities required of the agreement.

Agent shall also have the right to cancel this Agreement at any time in the event it is alleged or charged that the Property or any equipment therein or any act or failure to act by the Board or the Association with respect to the Property or the sale, rental, or other disposition thereof or with respect to the hiring of employees to manage it fails to comply with or is in violation of any requirement of any constitutional provision, statute, ordinance, law, or regulation of any governmental body or any order or ruling of any public authority or official thereof having or claiming to have jurisdiction over it, and Agent in its sole and absolute discretion considers that the action or position of the Association or the Board with respect thereto may result in damage or liability to Agent, or disciplinary proceeding with respect to Agent's license. However, Agent shall give Association thirty (30) days written notice and opportunity to cure prior to such termination.

Section 12 ASSOCIATION RESPONSIBLE FOR PAYMENTS

Upon termination of or withdrawal from this Agreement by either party, the Association shall assume the obligations of any contract or outstanding bill executed by Agent under this Agreement for and on behalf of the Association and responsibility for payment of all unpaid bills. In addition, the Association shall furnish Agent security, in an amount satisfactory to Agent, against any obligations or liabilities which Agent may have properly incurred on the Association's behalf under this Agreement.

Agent shall provide final accounting and transition all records to Association upon termination in accordance with Florida statute.

Section 13 RELATIONSHIP OF AGENT TO THE ASSOCIATION

The relationship of the parties to this Agreement shall be that of Principal and Agent, and all duties to be performed by Agent under this Agreement shall be for and on behalf of, in the name of, and for the account of, the Association. In taking any action under this Agreement, Agent shall be acting only as Agent for the Association, and nothing in this Agreement shall be construed as creating a partnership, joint venture, or any other relationship between the parties to this Agreement except that of Principal and Agent, or as requiring Agent to bear any portion of losses arising out of or connected with the ownership or operation of the Property. Nor shall Agent at any time during the period of this Agreement be considered a direct employee of the Association. Neither party shall have the power to bind or obligate the other except as expressly set forth in this Agreement, except that Agent is authorized to act with such additional authority and power as may be necessary to carry out the spirit and intent of this Agreement.

Section 14 INDEMNIFICATION SURVIVES TERMINATION

All representations and warranties of the parties contained herein shall survive the termination of this Agreement. All provisions of this Agreement that require the Association to have insured or to defend, reimburse, or indemnify Agent shall survive any termination; and if Agent is or becomes involved in any proceeding or litigation by reason of having been the Association's Agent, such provisions shall apply as if this Agreement were still in effect.

Section 15 HEADINGS

All headings and subheadings employed within this Agreement are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

Section 16 FORCE MAJEURE

Any delays in the performance of any obligation of Agent under this Agreement shall be excused to the extent that such delays are caused by wars, national emergencies, natural disasters, strikes, labor disputes, utility failures, government regulations, riots, adverse weather, and other similar causes not within the control of Agent, and any time periods required for performance shall be extended accordingly.

Section 17 COMPLETE AGREEMENT

This Agreement, including any specified attachments, constitutes the entire agreement between the Association and Agent with respect to the management and operation of the Property and supersedes and replaces any and all previous management agreements entered into and/or negotiated between the Association and Agent relating to the Property covered by this Agreement. No change to this Agreement shall be valid unless made by supplemental written agreement executed and approved by the additions, or deletions to this Agreement shall be null and void unless approved by the Association and Agent. Except as otherwise provided herein, any and all amendments, additions, or deletions to this Agreement shall be null and void unless approved by the Association and Agent in writing. Each part has made no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein, and that each party, in entering into and executing this Agreement, has relied upon no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein.

Section 18 RIGHTS CUMULATIVE; NO WAIVER

No right or remedy herein conferred upon or reserved to either of the parties to this Agreement is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given under this Agreement or now or hereafter legally existing upon the occurrence of an event of default under this Agreement. The failure of either party to this Agreement to insist at any time upon the strict observance or performance of any of the provisions of this Agreement, or to exercise any right or remedy as provided in this Agreement, shall not impair any such right or remedy as provided in this Agreement, shall not impair any such right or remedy or be construed as a waiver or relinquishment of such right or remedy with respect to subsequent defaults. Every right and remedy given by this Agreement to the parties to it may be exercised from time to time and as often as may be deemed expedient by those parties.

Section 19 APPLICABLE LAW AND PARTIAL INVALIDITY

The execution, interpretation, and performance of this Agreement shall in all respects be controlled and governed by the laws of the State of Florida. If any part of this Agreement shall be declared invalid or unenforceable, Agent shall have the option to terminate this Agreement by notice to the Association.

Section 20 NOTICES

Any notice required or provided for in this Agreement shall be in writing and shall be addressed as indicated below or to such other address as Agent or the Association may specify hereafter in writing.

21.1 TO AGENT at FLORIDA SKYLINE MANAGEMENT, 22163 MAJESTIC WOODS WAY, BOCA RATON, FL 33428

21.2 TO THE ASSOCIATION at _____

21.3 DELIVERY OF NOTICES

Notices or other communications between the parties to this Agreement may be mailed by United States registered or certified mail, return receipt requested, postage prepaid, and may be deposited in a United States Post Office or a depository regularly maintained by the post office. Such notices may also be delivered by hand or by any other receipted method or means permitted by law. For purposes of this Agreement, notices shall be deemed to have been "given" or "delivered" upon personal delivery thereof or forty-eight (48) hours after having been deposited in the United States mails as provided herein.

Section 21 AGREEMENT BINDING ON SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Agent and the heirs, administrators, successor, and assigns of the Association. Notwithstanding the preceding sentence, Agent shall not assign its interest under this Agreement except in connection with the sale of all or substantially all of the assets of its business. In the event of such sale, agent shall be released from all liability under this Agreement upon the express assumption of such liability by its assignee, unless issue arose from the time Agent owned contract.

FLORIDA SKYLINE MANAGEMENT

Jeffrey Estis, President

Date

THE LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION INC.

Nabil Glenza, President

Terry Shahrabani, Director

Franklin Coldsmith, Director

Date

Date

Date

**COMMUNITY ASSOCIATION MANAGEMENT CONTRACT ADDENDUM
"EXHIBIT A"**

ASSOCIATION: LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC.

AGENT: FLORIDA SKYLINE MANAGEMENT

For Property identified as: LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION

Beginning: JANUARY 1, 2019

This agreement (the "Agreement") is made and entered into this 1st day of January, 2019, by and between the unit owners' association known as LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC (the "Association"), which is established in accordance with the laws of the State of Florida for the property known as LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, (the "Property"), and FLORIDA SKYLINE MANAGEMENT (the "Agent").

ADDENDUM TO CONTRACT - RELATED FEES TO THE MANAGEMENT CONTRACT

Estoppel Fee	\$250 - Regular Service- paid by Seller
Estoppel Fee	\$350 - Rush Service- paid by Seller
Bank Surveys	\$50 - Paid by bank or Buyer; Association not responsible for this fee
Application Fee	\$100 - Per person- Paid by applicant
Application Rush Fee	\$50 - Paid by applicant
Background/Credit	\$35 - Per person- paid by applicant
Collection Fee	\$100 - Paid by the Owner; Association not responsible for this fee
Coupons	Negotiable
Special Assessment Fee	\$0
Notary Fee	\$0
Storage Fee	\$0
Email Fee	\$0
Postage	Actual As needed per USPS
Envelopes	Paid by the HOA - preprinted or \$0.20 per envelope
Letterhead	\$0.10 on bulk mail outs only
Handling Fee	\$0.25 per mailout per item
Office Supplies	\$20/per Quarter
On Site Staff	On site staff will be provided, but Assoc shall reimburse for health insurance

FLORIDA SKYLINE MANAGEMENT

Jeffrey Estis, President

1/7/19

Date

LINKS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC

President

Date

Treasurer

1/7/2019

Date

Vice President

2/11/2019

Date

Links at Emerald Dunes ASSOCIATION, INC.

**A RESOLUTION OF THE BOARD OF DIRECTORS APPROVING FLORIDA SKYLINE
MANAGEMENT TO APPROVE BASIC MAINTENANCE AND JANITORIAL
EXPENSES FOR ASSOCIATION NOT TO EXCEED \$250 PER EVENT**

THAT WHEREAS, , Property Management requires the Board of Directors to adopt a schedule of funds for the routine and basic cleaning and maintenance needed in the community; and

WHEREAS, the Board deems it in the best interest of the Association to establish a set spending limit for basic maintenance and janitorial not to exceed \$250.00 per occurrence without board approval to save costs and time for repairs needed in the community

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Links at Emerald Dunes Association, Inc., the Association shall reimburse Florida Skyline Management for payments rendered to technicians and service personnel for these repairs or cleaning needed in the community.

ADOPTED by the Board of Directors this 9 day of April, 2018.

By: [Signature]

Print Name: Robert Glazer

Secretary of the Association

By: [Signature]

Print Name: Robert Glazer

President of the Association

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