

**Dundee at TwinEagles Homeowners Association, Inc.
Unanimous Written Consent
of the Board of Directors**

BACKGROUND The objective is to enhance the appearance of the entrance to Dundee Lane, which is unique to the other neighborhoods in Twin Eagles. On the other nine streets, as one passes their street monument, one is directly on their street. The Dundee monument is located on Twin Eagles Boulevard, which is approximately sixty yards from the Dundee Lane entrance. This area of Twin Eagles Boulevard is common area owned and maintained by the TwinEagles Homeowners Association (TEHOA). The current state of the Dundee Lane entrance is lackluster. It lacks vibrancy and proper maintenance, resembling our builder's low-cost effort to satisfy county requirements rather than the beautiful entrance our community deserves.

The grass, in particular, is in dire need of attention. Without proper irrigation, fertilization, and weed control, it is unlikely to improve under the TEHOA's existing landscape management agreement. We have noticed similarities in the soil's nutrient levels to those observed in residents' yards three years ago. With the proper care and attention, Dundee HOA's landscape manager can revitalize the grass and eliminate the unsightly patches that result from poor maintenance practices.

Moreover, the shrubs and vegetation have received only basic maintenance, which we are committed to rectifying. We take pride in our beautiful homes and deserve an entrance that reflects the investments we have made in our properties.

PROPOSALS After careful consideration, the Dundee at TwinEagles Homeowners Association, Inc. (Dundee HOA) Board of Directors (Dundee Board) proposes taking over the responsibility for the maintenance of this common area from TEHOA. The Dundee Board acknowledges that Dundee HOA is voluntarily incurring the maintenance of this area with the full knowledge that there is no credit or consideration of any kind from TEHOA. Maintenance of this area will be the sole responsibility of the Dundee HOA, including operating the existing irrigation system. Any irrigation repairs (including sprinkler heads, irrigation lines, valves, and controllers) will be the responsibility of Dundee HOA. This proposal requires approval of a landscape maintenance agreement between Dundee HOA and TEHOA, which was obtained on February 28, 2024.

Using a professionally designed architectural plan, Dundee HOA will plant eight Royal Palms trees, four on each side of the street, in the entry area. These palm trees are consistent with the existing Royal Palm trees planted by many Dundee Lane residents approximately three years ago. In addition, Dundee HOA will replant the existing garden beds with more colorful plant material. Dundee HOA Board believes that its landscape contractor will pay more attention to trimming, pruning, and weeding as part of its weekly maintenance schedule, therefore creating a more attractive and well-manicured entrance to the Dundee Lane neighborhood. This proposal requires approval of the Twin Eagles Architectural Review Committee, which was obtained on February 16, 2024.

The cost of the above plants and related improvements are payable from the available cash balances of the Dundee HOA. An assessment of residents will not occur. Ongoing maintenance costs will be included in the Dundee HOA's annual operating budget.

The undersigned, being all the members of the Dundee Board, hereby unanimously consent to the adoption of the following resolutions without a meeting.


RESOLVED that the Board of Directors hereby approves the aforementioned proposals.

RESOLVED, that Kim Rhodaback and Pati Lombardi, officers of the Dundee HOA, are hereby authorized, empowered and directed to take all such action on behalf of the Dundee HOA as they may

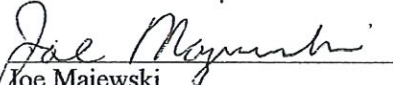
deem necessary, appropriate, or advisable to carry out the intent and purpose of the foregoing resolutions, and to do all further things necessary or advisable and proper to carry on the business of the Dundee HOA in the best interests of the Dundee HOA.

Dated: February 28, 2024


Kim Rhodaback


Susan Gottsegen


Pati Lombardi


Joe Majewski


James Witzel