

To: ALC Owners

From: ALC Board

At its meeting on May 18, 2023 the ALC Board voted to pass three resolutions on the following topics: (1) a Code of Conduct for the Board, (2) an addition to our Rules & Regulations prohibiting abusive behavior, and (3) a process for enforcing violations.

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Code of Conduct for ALC Board Members

Board members are entrusted with the well-being of the Ashton Lakes Community. In fulfilling this responsibility, their conduct should reflect a heightened standard of behavior.

Board members should:

- (1) ensure that their building associations are represented at all Board meetings, either through their own attendance or by arranging for an alternate.
- (2) have a good working knowledge of ALC's condo documents and Florida's condo statute.
- (3) support the decisions of the Board, regardless of how they themselves voted.
- (4) support the manager in his or her enforcement of Board policy.
- (5) acknowledge existing problems with the goal of solving those problems.
- (6) refrain from advising owners in matters involving other associations other than by directing them to their respective boards.
- (7) honor the confidentiality of Executive Sessions and never divulge the topics that were discussed or the opinions other Board members expressed.
- (8) advise all members of their individual boards that this Code applies to them as well.

The Board asks that owners take particular notice of items (6) and (7) and understand that Board members are compelled by this Code to comply with those rules.

Addition to Rules and Regulations

The following language shall be inserted into item 4 of the General Regulations after the first sentence and before the capitalized sentence about quiet hours.

“Abusive, belligerent or confrontational behavior is not allowed; nor is aggressive, abusive, profane or foul language. This applies to all public areas at Ashton Lakes and to all owners’ meetings, board meetings, committee meetings, and conversation with staff.”

The belligerent behavior addressed in this addition to our Rules and Regulations is fortunately on rare display at Ashton Lakes. We are inserting this language as a further means to guard against it. Violations will be subject to the consequences described in the resolution for enforcement.

ALC Resolution to Enforce Regulations

As a means of enforcing our rules, the Board has resolved the following:

When there is a violation, notice will be sent to the individual to advise him or her that continued or repeated violation will result in revocation of access to ALC amenities. This includes the pool, the pool area, the veranda, the clubhouse, the shuffleboard court, the tennis and pickle ball courts, the grills—everything. This is something we already do for excessive arrears in paying dues.

For ongoing or repeated violation, a second notice will be sent stating that the privilege of using the amenities has now been revoked, and that the privilege will not be reinstated until two months have passed without further incidents.

Both notices will advise the resident that if he or she wishes to be heard regarding the violation, the resident is welcome to address the Board at the next Board meeting.