

**FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.
NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**

On April 28, 2026 at 6 P.M., a Special Meeting of the Board of Directors of Fiore at the Gardens Condominium Association, Inc. (the "Association") will be held for the limited purpose of considering the items on the Agenda below. This Special Meeting of the Board will be held at the Clubhouse (Hybrid) located at 100 Myrtlewood Drive, Palm Beach Gardens, FL 33418.

Link: <https://meet.goto.com/fiore>

Dial-In:

You can also dial in using your phone.

Access Code: 787-100-197

United States: +1 (646) 749-3122

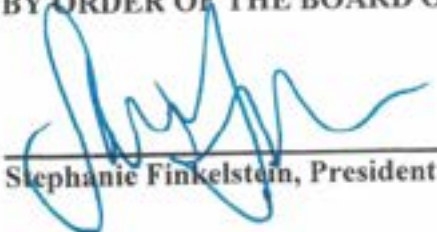
AGENDA

An identification of agenda items is as follows:

1. Call to Order;
2. Determination of Quorum;
3. Affidavit of Mailing/Delivery and Posting of Notice of the Meeting;
4. Consideration of approval of a Resolution authorizing the use of an online voting system in accordance with Section 718.128, Florida Statutes, as well as of the Consent to Electronic Voting Form and Revocation of Consent to Electronic Voting Form attached to said Resolution as Exhibits "A" and "B", respectively.
5. Adjournment.

Dated: April 10, 2026

BY ORDER OF THE BOARD OF DIRECTORS



Stephanie Finkelstein, President

FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.

**RESOLUTION AUTHORIZING ELECTRONIC VOTING
AND NOTICING FOR ASSOCIATION MEETINGS & ELECTIONS**

A meeting of the Board of Directors of FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC. (the "Association") was held on the 28th day of April 2026, after said notice was mailed or delivered to the membership at least fourteen (14) days in advance of said meeting, as well as conspicuously posted on Association property in accordance with Section 718.128, Florida Statutes, and after said meeting was called to order and upon call, a quorum was found to be present, and after a motion was duly made, and seconded, and carried by at least a majority vote, it was resolved as follows:

RECITALS

WHEREAS, Section 718.128 of Florida's Condominium Act (the "Electronic Voting Statute"), provides that an association may conduct elections and other owner votes through an Internet-based online voting system if an owner consents, in writing, to online voting and if various requirements are met; and

WHEREAS, the Board of Directors has determined it to be in the best interest of the Association to enable the use of electronic voting in connection with membership votes on Association matters and to create the requisite authority required by the Electronic Voting Statute;

NOW THEREFORE, it is resolved as follows:

1. The Association will, subject to paragraph 2 below, permit Owners to utilize electronic voting in conformance with the Electronic Voting Statute, as the same now exists as and may be amended from time to time, as well as any applicable administrative rules of the Florida Department of Business and Professional Regulation, as the same now exists and as the same may be amended from time to time.
2. The Board shall honor an Owner's request to vote electronically at all subsequent elections, unless such Owner opts out of electronic voting. With regard to other membership meetings, such as to vote on amendments, the Board will evaluate the use of electronic voting on a case by case basis.
3. Notice to the Owners of the opportunity to vote through an online voting system shall be provided as required by law.
4. Members who desire to vote online must complete, sign and return the Consent to Electronic Voting to the Association **no later than thirty (30) days prior** to meeting at which the vote will take place.

5. Members who have previously chosen to vote online at a particular member's meeting may subsequently opt out of online voting at a future member meeting by completing, signing and returning the Revocation of Consent to Electronic Voting to the Association **no later than ten (10) days prior** to the members' meeting at which a vote will take place.

6. The Association hereby adopts the following forms which are incorporated into this Resolution by reference:

(a) Attached as **Exhibit "A"** is the "Consent to Electronic Voting" which may be affirmed by the Unit Owners, in order for the designated Voting Representative for that Unit to be entitled to vote by electronic means, and

(b) Attached is **Exhibit "B"** is the "Revocation of Consent to Electronic Voting" which the Owners of a Unit may sign and file with the Association, or which may be affirmed by the Owners of a Unit, to revoke their consent to electronic voting.

(c) Unless prohibited by law, an e-mail notification from an Owner to the Association may be used in lieu of a signed consent or revocation form, in which case the terms of the attached consent and revocation forms are incorporated by reference and shall be deemed affirmed by the Owner when consent is given or revoked by e-mail.

(d) In addition, the Unit Owners may consent to electronic voting by electronically executing a consent form provided by the vendor operating the online voting system/platform selected by the Association, so long as the Unit Owners do so within the 30-day time frame established by this Resolution.

7. In order to implement electronic voting, the Association may contract with an outside vendor or other independent party that provides electronic voting services. The Board shall use reasonable judgment to ensure that such vendors' services comply with the requirements of the law.

8. The Association or its agent shall notify Owners in meeting notice materials, to the extent required by law, of their ability to vote electronically, including but not limited to the provider's e-mail address or website in a manner the Association reasonably believes to be sufficient to enable Owners to participate by using electronic voting.

9. Owners who consent to vote by electronic means may still vote by other means (in person or by proxy or ballot) or may send their proxies to the Association by facsimile transmission or electronic mail, to the extent the Association otherwise receives and accepts proxies through such media. In the event of multiple votes cast by a Unit as to the same matter, the vote cast first in the election of Directors shall prevail, while the last vote cast will prevail with respect to non-election issues.

10. By signing or affirming the consent form attached to this Resolution as Exhibit "A" or by electronically executing a similar consent form through the online voting platform operated by the vendor selected by the Association, and by otherwise choosing to vote

electronically as authorized by this Resolution, each Owner recognizes that the Association cannot control the practices of third parties regarding their internet communication and use of the Owner's e-mail address. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses", "malware", "spyware" "cookies" and the like. Each Owner who consents to the Association's publication of their e-mail address, as well as other information (including necessary personal identifying information) to electronic voting service providers or to third parties to the extent as may be reasonably necessary to enable the use of electronic voting processes. Such information shall not be considered an official record and shall not be available for inspection by Owners unless required by law.

11. By consenting to vote electronically, each Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Owner operator error, provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim or challenge to such voting, including but not limited to situations where an Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

The Board of Directors for the Association approved the adoption of the above Resolution by a vote of ____ For and ____ Against.

IN WITNESS WHEREOF, this Resolution has been approved and executed this ____ day of _____ 2026.

**FIORE AT THE GARDENS CONDOMINIUM
ASSOCIATION, INC.**

By: _____
Stephanie Finkelstein, President

Attest: _____
Trevor Frobose, Secretary

EXHIBIT "A" TO RESOLUTION

**FIGORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.
CONSENT TO ELECTRONIC VOTING FORM**

The undersigned, being a Unit Owner or the designated Voting Member under Section 3.5(c) of the Bylaws of Fiore at the Gardens Condominium Association, Inc. for Unit # _____/Address _____, at Fiore at the Gardens Condominium Association, Inc., pursuant to Florida Statutes, hereby consents in writing to **the following**:

ELECTRONIC VOTING. By signing this consent form (or consenting to electronic voting by e-mail sent to the Association), I/we consent to voting electronically at meetings and elections for **FIGORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.**, to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting. I/We designate the following email address for electronic voting purposes, which e-mail address may be released to a third party that provides electronic voting services or other third parties to the extent and as may be reasonably necessary to enable the use of an electronic voting platform:

Email Address: _____
(PRINT NEATLY)

Telephone Number _____
(PRINT NEATLY)

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association **no later than thirty (30) days prior to the meeting or election** in which the Owner wishes to vote by electronic means, and that all electronic votes shall be cast within the window set by the Board in advance of said meeting at which time the ability to vote electronically shall be deemed closed for that meeting or election.

Please note that your email address is necessary to participate in online voting. The vendor providing the online voting platform to the Association also needs your telephone number for its "2-Step Verification" process. Although you are providing your email address and telephone number to the Association on this form, this serves to confirm that you are **NOT** consenting to this information becoming part of the official records of the Association under Section 718.111(12) of Florida's Condominium Act and that you are **NOT** consenting to the disclosure of this information to other members of the Association. The Association may, however, be required to disclose the above information in a legal proceeding pursuant to the order of a court or other tribunal, including in connection with a legal challenge to the election process or other vote of the membership.

ELECTRONIC VOTING DISCLOSURES & DISCLAIMERS

The Member/Owner recognizes that the Association cannot control the practices of third parties regarding their internet communication and use of the Owner's e-mail address. As such, and as a condition of the Association's agreement to permit electronic voting, each Member/Owner who

consents to electronic voting releases and waives any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses", "malware", "spyware" "cookies" and the like. By signing this form, the Member/ Owner consents to the Association providing their e-mail address and telephone number, as well as other information (including necessary personal identifying information) to its electronic voting service provider to the extent reasonably necessary to enable the Member/Owner to use the electronic voting platform. Such information will be safeguarded by the Association's online voting provider in accordance with the provider's privacy policy which the Member/Owner acknowledges as having read and accepted.

By signing or affirming below, the Member/Owner further recognizes that internet/electronic communications may be subject to failure, interruptions, or other problems due to a variety of reasons, including but not limited to Owner operator error, provider system or server failures, "spam" blockers, power outages, and the like. As such, and as a condition of the Association's agreement to permit electronic voting, each Owner who consents to electronic voting releases and waives any claim or challenge to such voting as a result of the any of the foregoing or due to no fault of the Board of Directors or its management.

Please Sign, Print Name and Affix Date Below:

By: _____
Owner or Designated Voter for a Permitted Legal Entity

Print Name: _____

Date: _____

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EXHIBIT "B" TO RESOLUTION

FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.
REVOCATION CONSENT TO ELECTRONIC VOTING

The undersigned, being the eligible and Designated Voting Member for Unit # _____/Address _____, at *FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.*, have previously consented in writing to electronic voting at meetings and elections and/or to receive electronic notice of meetings/elections for *FIORE AT THE GARDENS CONDOMINIUM ASSOCIATION, INC.*, as permitted by law and duly filed with the Association.

I hereby **revoke** my consent for **ELECTRONIC VOTING**

The undersigned understands and agrees that if revoking consent for electronic voting, this form must be signed and on file with the Association **no later than ten (10) days** prior to the meeting or election in which the Owner wishes to revoke consent to vote by electronic means or the revocation will not be effective until the next membership meeting and/or election. However, if the Association receives this revocation **less than ten (10) days** prior to the meeting or election, the revocation will be effective for the next subsequent membership meeting.

Please Sign, Print Name and Affix Date Below:

By: _____
Owner or Designated Voter for a Permitted Legal Entity

Print Name: _____

Date: _____

**FIORE AT THE GARDENS
CONDOMINIUM ASSOCIATION, INC.**

**ASSOCIATION MEMBER CONSENT TO RECEIVE NOTICES OF
MEETINGS AND RELATED INFORMATION
BY ELECTRONIC TRANSMISSION**

This form ("Consent") authorizes Fiore at the Gardens Condominium Association, Inc. ("Association") to communicate with the undersigned via Electronic Transmission in lieu of first-class mail or hand delivery. The phrase "Electronic Transmission" includes communication by electronic mail (e-mail), and any other similar means of electronic transmission.

The undersigned member(s) of Association consents to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, Budget meetings, and Annual and Special Meetings of the Members of Fiore at the Gardens Condominium Association, Inc.

I/We designate the following email address for electronic notice purposes:

(PRINT ONE EMAIL NEATLY) _____

The undersigned understands that mailed/paper notice may not be provided to the Unit Owner(s) unless the Unit Owner(s) have rescinded their consent to receive electronic notice of meetings specified above. The undersigned is solely responsible for removing or bypassing filters that block receipt of mass e-mails sent to members on behalf of the Association in the course of giving electronic notices.

Please be aware that if you consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.

All Owners of the Unit Please Print Name, Affix Date and Sign Below:

By: _____

By: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

**FIORE AT THE GARDENS
CONDOMINIUM ASSOCIATION, INC.**

**ASSOCIATION MEMBER REVOCATION OF CONSENT TO RECEIVE
NOTICES OF MEETINGS AND RELATED INFORMATION
BY ELECTRONIC TRANSMISSION**

This form revokes Fiore at the Gardens Condominium Association, Inc.'s ("Association's") authority to communicate with the undersigned via Electronic Transmission in lieu of first-class mail or hand delivery.

All Owners of the Unit Please Print Name, Affix Date and Sign Below:

By: _____

By: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____