

**FOUR SEASONS CONDOMINIUM ASSOCIATION OF COCOA BEACH, INC.**

**BOARD RESOLUTION IMPLEMENTING THE ESTOPPEL CERTIFICATE FEE**

WHEREAS, Section 718.116(8), Florida Statutes (2024), (hereinafter the "Statute" authorizes the Four Seasons Condominium of Cocoa Beach, Inc. (the "Association") to charge a fee for the preparation of an estoppel certificate, provided the fee is established by written resolution adopted by the Board or provided by a written management, bookkeeping or maintenance contract, and

WHEREAS the Board of Directors wishes to adopt a Resolution establishing an Estoppel Certificate fee on February 12, 2025, in compliance with the Statute, and

WHEREAS the Board of Directors wishes to implement an Estoppel Certificate fee of Two Hundred Fifty dollars and no cents (\$250.00) per condo, and

WHEREAS the Board of Directors wishes to impose an additional fee of One Hundred Fifty Dollars and No cents (\$150.00) per condo if the unit owner is delinquent with respect to moneys owed to the Association at the time the estoppel certificate is requested, and

WHEREAS, the Board of Directors wishes to impose the additional fee of One Hundred Dollars and No cents (\$100.00) per condo if a request to made to expedite delivery of the estoppel certificate such that the certificate is to be delivered less than three (3) business days after the request is made, provided that the estoppel request is delivered no later than the date requested.

**NOW THEREFORE, IT IS RESOLVED AS FOLLOWS:**

1. The above recitals are true and correct and are incorporated into this resolution.
2. The amount of the Estoppel Certificate Fee to be charged by the Association shall be Two Hundred Fifty Dollars and No Cents (\$250.00) per condo. In addition to the Estoppel Certificate Fee, the Association may charge an additional fee of:
  - a. One Hundred Fifty Dollars and No Cents (\$150.00) per condo if the condo owner is delinquent with respect to moneys owed to the Association at the time that the estoppel certificate is requested, and
  - b. One Hundred Dollars and No Cents (\$100.00) per condo to be charged if a request is made to expedite delivery of the estoppel certificate such that the certificate is to be delivered less than three (3) days after the request is made, provided that the estoppel certificate is delivered no later than the date requested.
3. The Estoppel Certificate is attached as Exhibit A.
4. A request will not be deemed received by the Association until the fee is received by the Association or its designee. The Association shall have no obligation to respond to requests on an expedited basis but may do so in its discretion. Attorneys' fees incurred by the Association in connection with delinquent Units, including but not limited to

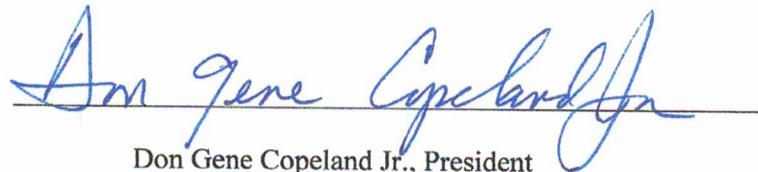
attorneys' fees incurred to prepare "Payoff Letters," are not included in the above-stated fees.

5. Simultaneous requests for Estoppel Certificates for multiple Units owned by the same Owner can be completed and delivered in one or more Estoppel Certificates with a fee computed for each Unit as set forth above.
6. The maximum fee the Association will charge if it receives simultaneous requests for Estoppel Certificates for multiple Units owned by the same person or entity and where there are no past due monetary obligations owed to the Association shall be \$750.00.
7. All provisions of this resolution will remain in full force until modified by the Board of Directors.

This resolution was adopted at the Board of Directors' meeting held on February 12, 2025. The vote of each Director is reflected in the minutes of the meeting at which this resolution was adopted.

FOUR SEASONS CONDOMINIUM OF COCOA BEACH, INC.

BY:



Don Gene Copeland Jr., President

Date: February 13, 2025

The Four Seasons Condominium Association of Cocoa Beach, Inc.