

CYPRESS SPRINGS OWNERS ASSOCIATION, INC.

**RESOLUTION AUTHORIZING ELECTRONIC VOTING AND PARTICIPATION FOR
ASSOCIATION MEETINGS AND ELECTIONS**

WHEREAS, Section 720.317, Florida Statutes (2025), provides that an Association may, through Board Resolution, 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 for Cypress Springs Owners Association, Inc. (the "Association") has determined it to be in the best interests 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 above-referenced Statute; and

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 above-referenced Statute, as the same now exists and as the same 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 or its President may determine that utilizing electronic voting is not in the best interests of the Association as to any particular meeting or election. Accordingly, there shall be no obligation for the Association to utilize electronic voting at any particular meeting or election.
3. Notice to the Owners of the opportunity to vote through an online voting system shall be provided as required by law.
4. The Association hereby adopts the following forms which are incorporated into the Resolution by reference:

Attached as **Exhibit "A"** is the "Consent to Electronic Voting and/or Consent to Receive Electronic Notice of Meetings," which Owners may sign and file with the Association, or which may be affirmed by the Owner, in order for an Owner to be entitled to vote by electronic means and/or to accept notices by electronic means; and

Attached as **Exhibit "B"** is the "Revocation of Consent to Electronic Voting and/or Electronic Notice," which Owners may sign and file with the Association, or which may be affirmed by the Owner, to revoke their consent to electronic voting and/or receive notice by electronic means.

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.

5. In order to implement electronic voting, the Association may contract with an outside vendor or other party that provides electronic voting services. The Board shall use reasonable judgement to ensure that such vendors' services comply with the requirements of law, including providing each member with the following:

- (a) A method to authenticate the Owner's identity to the online voting system;
- (b) A method to confirm, at least 14 days before the voting deadline, that the Owner's electronic device can successfully communicate with the online voting system; AND
- (c) A method that is consistent with the election and voting procedures in the Association's Bylaws.

The Association shall insure that the online voting system is capable of the following functions:

- (a) Able to authenticate the Owner's identity;
- (b) Able to authenticate the validity of each electronic vote to ensure that the vote is not altered in transit;
- (c) Able to transmit a receipt from the online voting system to each Owner who casts an electronic vote;
- (d) Able to permanently separate any authentication or identifying information from the electronic election ballot, rendering it impossible to tie an election ballot to a specific Owner; AND
- (e) Able to store and keep electronic ballots accessible to election officials for recount, inspection, and review purposes.

6. 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.

7. 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 Lot 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. An Owner voting electronically pursuant to this Resolution shall be counted as being in attendance at the meeting for purposes of determining a quorum.

8. By signing or affirming the consent form attached as Exhibit "A" hereto and otherwise choosing to vote electronically as authorized by this Resolution, each Owner recognizes that the Association cannot control the practices of third parties regarding internet communications 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 electronic voting also 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 other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes. Such information shall not be considered an official record and available for Owner inspection unless required by law.

9. By signing or affirming the consent form attached as Exhibit "A" hereto, 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.

This Resolution was adopted by the Board of Directors on the ___th day of September, 2025 and is effective upon adoption. The meeting at which this Resolution was adopted was preceded by notice provided to each Owner fourteen (14) days in advance of said meeting either by U.S. mail, hand-delivery, or electronic mail (in cases where Owners have consented to receive official Association notices by electronic mail) and by posting said notice conspicuously on the Property fourteen (14) days in advance of said meeting. An Affidavit attesting to such notice is kept amongst the official records of the Association.

There are 4 total Board members. The number of Board members who voted in favor of this Resolution is 4. The number of Board members who voted against this Resolution is 0. The vote of each Director is reflected in the minutes of the meeting at which this Resolution was adopted.

Cypress Springs Owners Association, Inc.

By: _____

Print Name: Jennifer Sheehan

AS PRESIDENT

Date: 9/8/2025