

Resolution for BCI BOD re: Suspension of Use of Common Elements - October 2018

Whereas: Florida Statutes allows our Board of Directors to suspend the use of Common Elements whenever an Owner is delinquent to the Association for 90 days or more:

**“718.303(4)** If a unit owner is more than 90 days delinquent in paying a fee, fine, or other monetary obligation due to the association, the association may suspend the right of the unit owner or the unit’s occupant, licensee, or invitee to use common elements, common facilities, or any other association property until the fee, fine, or other monetary obligation is paid in full. This subsection does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators. The notice and hearing requirements under subsection (3) do not apply to suspensions imposed under this subsection.”

Be It Resolved: Any Director may request that these listed rights of a unit owner and the unit’s occupants, licensees and invitees be suspended for such delinquency by adding a consent item to the agenda of a meeting of the Board of Directors that lists the address of the unit under the heading Suspension of Owner Rights to Use of Common Elements.

Implementation of this resolution will be subject to review by our attorney after passage by the BOD.