

TUSCANY SUBDIVISION AT TAMPA PALMS
OWNERS ASSOCIATION, INC.

RULES REGARDING UNIT OWNER PARTICIPATION
AT ASSOCIATION MEETINGS

I. BOARD, COMMITTEE, AND MEMBER MEETINGS

A. Board and Committee Meetings Defined.

1. "Meeting of the Board of Directors" is defined as a quorum of Directors gathered to discuss official Association business. The term "meeting" does not include gatherings of less than a quorum of Directors engaged in fact-finding investigations or legal inquiries which will be used as a basis for advising the Board of Directors on action to be taken at a "meeting."
2. "Meeting of a Committee" is defined as a quorum of committee members gathered to discuss the official business of the committee as set forth in the resolution creating the committee. The term "meeting" does not include fact-finding investigations or legal inquiries by less than a quorum of committee members which are used to inform the committee on action to be taken at a committee meeting.
3. The term "Committee" is hereby defined as an official body created by resolution of the Board of Directors, to which specific powers are delegated in said resolution, and which may be made up of directors and/or non-directors.

B. Attendance at Board and Committee Meetings.

Every unit owner shall have the right to attend Board of Director and Committee meetings except as may be provided by law. No person other than a unit owner/member of the Association will be permitted to attend such meetings.

C. Participation at Meetings. Every unit owner shall have the right to participate in meetings of the Board of Directors and Committees subject to the following rules.

1. Any person wishing to speak must sign up for any agenda item prior to the commencement time of the meeting. Only persons who sign up in advance of the meeting will be permitted to speak.

2. Statements by unit owners at meetings shall be restricted solely to agenda items. No other statements shall be permitted.
3. The unit owner may only speak once on each agenda item and the owner's statement shall not exceed three minutes. The chairperson of the meeting shall give the floor to any unit owner permitted to speak, at such time as the Board may set aside at the time of the Meeting, prior to the discussion and vote of the Board or committee upon the agenda item.
4. The right to speak is a personal right, and cannot be transferred to any other owner.

II. UNIT OWNER MEETINGS

A. Unit Owner Meeting Defined.

"Meeting of the unit owners" is defined as a quorum of unit owners gathered to discuss and conduct any official Association business which requires a vote of the membership.

B. Unit owners shall have the right to attend and speak at membership meetings subject to the following rules:

1. Statements by unit owners or their authorized representatives who are appearing pursuant to a proxy designation (hereinafter collectively referred to as "Unit Owner") at meetings shall be restricted solely to agenda items.
2. A unit owner will only be permitted to speak only once on each agenda item and the owner's statement shall not exceed three minutes. The chairman of the meeting shall give the floor to the unit owner subsequent to the calling of the agenda item, but prior to the vote of the owners upon the agenda item.
3. The right to speak is a personal right of each owner or a non-owner proxyholder, and cannot be transferred to any other owner.

III. ROBERTS RULES OF ORDER (LATEST EDITION)

Shall be applicable to and govern all Association meetings when not in conflict with the Declaration of Condominium, the Articles of Incorporation and Bylaws of the Association, and rules, policies and procedures adopted from time to time by the Board.

IV. AUDIO RECORDING OR VIDEO RECORDING OF BOARD AND UNIT OWNER MEETINGS

Any unit owner may audio record or video record a Board or Unit Owner meeting (not committee meetings) subject to the following rules:

1. Any audio or video equipment must be assembled and placed in position not less than 15 minutes prior to the scheduled time for commencement of the meeting. The Association may direct the location to be used for this purpose, which allows for effective recording by the owner, while preserving the rights of other owners to observe, hear, and participate in the meeting with minimal distraction.
2. No equipment shall produce distracting sound or light emissions.
3. No person shall move about the meeting room to facilitate the recording.
4. Any unit owner wishing to record a members' meeting must give not less than seven (7) days' advance written notice to the Secretary or Manager. Any unit owner wishing to record a Board of Directors' Meeting must give not less than thirty-six (36) hours' advance written notice to the Secretary or Manager.

V. ENFORCEMENT OF MEETING RULES

A. Ejection.

1. Any person not authorized by law to attend a meeting shall be prohibited from attending the meeting or ejected therefrom.
2. Any unit owner who fails to comply with these rules shall be subject to ejection in the sole discretion of the meeting chairman. The chairman shall give any non-complying person one warning regarding ejection and thereafter may call for immediate ejection of that person, and the removal of any of their recording equipment, as applicable.
3. The chairperson of the meeting may appoint a sergeant at arms who, at the direction of the chair, shall either remove the unauthorized person or contact a law enforcement representative to remove such person.

B. Legal Action.

The Board of Directors may take whatever action is appropriate at law or in equity against any person who fails to comply with these rules.

Adopted this 15th day of July, 2014, by the Board of Directors.