

**COUNCIL OF UNIT OWNERS OF
HABITAT I, SECTION A, CONDOMINIUM
RESOLUTION
AUTHORIZING ELECTRONIC TRANSMISSION
OF INFORMATION, NOTICES OF MEETINGS AND VOTING**

No: 2024-005

WHEREAS, the Bylaws of Habitat I, Section A, Condominium (the “Bylaws”) assigns to the Board of Directors all powers and duties necessary for the administration of the affairs of the Council of Unit Owners of Habitat I, Section A, Condominium (the “Association”) and provides that the Board of Directors may do all such acts and things, except those matters that the Board is prohibited from doing by law or the Association’s governing documents; and

WHEREAS, § 11-139.1 of the Maryland Condominium Act (the “Act”), provides that the Association may provide notice of a meeting or deliver information to a Unit Owner (sometimes referred to as “Member”) by electronic transmission if the Board of Directors gives the Association the authority to provide notice of a meeting or deliver information by electronic transmission and the Unit Owner gives the Association written authorization to deliver notice of a meeting or other information by electronic transmission; and

WHEREAS, § 11-139.2 of the Act provides that notwithstanding language contained in the governing documents, the Board of Directors may authorize Unit Owners to submit a vote or proxy by electronic transmission if the electronic transmission contains information that verifies that the vote or proxy is authorized by the Unit Owner or the Unit Owner’s proxy,

NOW, THEREFORE, BE IT RESOLVED that the Association’s Board of Directors hereby adopts the following policies and procedures:

Notice and Delivery By Electronic Transmission

1. The Association is hereby authorized to provide notice of meetings and deliver information to Unit Owners by electronic transmission. This authorization is contingent upon:
 - A. The Unit Owner giving the Association prior written authorization to provide notice of a meeting or deliver information by electronic transmission, which authorization shall be maintained in the Association’s business records; and
 - B. An officer or agent of the Association certifies in writing that the Association has provided notice of a meeting or delivered material or information as authorized by the Unit Owner to the electronic address maintained in the Association’s business records and as provided in writing by the Unit Owner.
2. Notice or delivery by electronic transmission shall be considered **ineffective** to a

Unit Owner if:

- A. The Association is unable to electronically deliver two consecutive notices to that Unit Owner; and
 - B. The inability to deliver the electronic transmission becomes known to the person responsible for sending the electronic transmission.
3. Inadvertent failure to deliver notice or other information by electronic transmission does **not** invalidate any meeting or other action.

Votes or Proxies Delivered By Electronic Transmission

- 4. Unit Owners are authorized to submit a vote or proxy by electronic transmission if the electronic transmission contains information that verifies that the vote or proxy is authorized by the Unit Owner or the Unit Owner's proxy.
- 5. Votes and proxies received from the electronic address provided in writing to the Association prior to the meeting or deadline to vote by the Unit Owner or proxy shall be deemed information sufficient to verify that the vote or proxy is authorized by the Unit Owner or the Unit Owner's proxy.
- 6. The Board of Directors shall determine from time to time the required format and method for Unit Owners and their proxies to deliver written notice of their electronic address, which address shall be part of the business records of the Association and intended for use by the Board of Directors, the Association and its agents and attorneys for purposes related to the business of the Association.
- 7. In the event anonymous voting or voting by secret ballot is required for any reason, and the anonymity of the voting by electronic transmission cannot be guaranteed, voting by electronic transmission shall still be permitted, provided Unit Owners have the option of requesting and casting anonymous printed ballots.

The foregoing Resolution is hereby adopted on this 22nd day of February 2024, by a majority of the Board of Directors of Habitat I, Section A, Condominium.

COUNCIL OF UNIT OWNERS OF
HABITAT I, SECTION A, CONDOMINIUM

By: Richard B. Olney
President 02-23-24

TO WIT:
[Signature]
Secretary 2-23-24

HABITAT I, SECTION A, CONDOMINIUM

ELECTRONIC NOTIFICATION AND VOTE

CONSENT FORM

Dear Unit Owner:

In order to successfully begin electronic communication and eliminate a substantial portion of the Association's printing and postage costs, the Board of Directors must obtain the written consent of the Unit Owners to provide official Association notices and to conduct voting electronically. We ask that you please complete this form, sign it and return it to:

Habitat I, Section A, Condominium

INSERT MAILING ADDRESS HERE

or you may email it to HERE INSERT THE ASSOCIATION'S EMAIL.

By submitting this consent, the undersigned Unit Owner agrees to the following:

- 1) All notices required to be sent to me by the Association will be sent by electronic notification at the below listed email address; and
- 2) Notice of changes in the listed email address or a request to withdraw this consent will be provided by me to the Association's official address as noted above.
- 3) Voting may be conducted electronically by me using the email address provided.
- 4) I consent to use of the following email address:

- 5) I own or co-own the following Association Lot, having a street address of _____, Crofton, MD.

Date

Signature

* Note: only one Unit Owner from each Unit needs to sign this Consent. In the event of receiving more than one signed Consent form the same Unit, the one with the latest date will be used.