

**BOARD OF 'DIRECTORS' CORPORATE RESOLUTION
OF
TOWNHOMES OF BAYSHORE CONDOMINIUM OWNER'S ASSOCIATION, INC**

Notices and Other Documents Delivered by Email

Whereas, the Declaration Establishing a Plan for the Condominium Ownership for Townhomes of Bayshore Condominium Owners Association, Inc here in after referred to as "COA" does effectively provide in Section 1(a) of the Declaration of the COA, that the COA is submitted to the provisions of the Unit Property Act of the State of Delaware, 25 Del C Section 2201-2240 and herein called the "Act."

Whereas, the "COA" was incorporated on Nov.3, 2003 as not for profit, member, corporation and as referenced in Articles of Incorporation it shall be governed by the General Corporation law, which is referenced as of this date as Delaware General Corporation Law DGCL. Code Title 8.

Whereas the DGCL Title 8 Section 232 (2017) (a) does effectively provide, that the COA may effectively provide notice to members given by the corporation under any provision of the DE Code Title 8, the certificate of incorporation, or the bylaws shall be effective if given by a form of electronic transmission (email) consented to by the member to whom the notice is given.

Whereas, DUCIOA Section 81-119 Applicability Section to preexisting common interest communities and approved common interest communities. Provides in part... In matters and as to issues where neither such existing provisions of the declaration, bylaws, code of regulations, declaration plan, or plats or plans (as duly amended of preexisting common interest communities or approved common interest communities nor the Unit Property Act (Chapter 22 of this title) expressly addresses the matter or issue, the provisions of this chapter shall control.

Whereas, the COA Governing documents, namely, but not limited to, the declaration, bylaws, code of regulations, declaration plan or plats or plans, articles of incorporation, do address notice requirements, and in no part of the aforementioned documents, nor the Unit Property Act is the issue, delivery by electronic transmission (email) expressly addressed.

Whereas, DUCIOA Section 81-127(iii) is included as one of the Applicable sections included in Applicability Section, 81-119 and required by preexisting communities and also addresses specifically the issue of notice delivery by electronic transmission. (iii) sent by electronic means in the manner described in subsection (b) of this section.

(b) An association provides effective notice by electronic mean if the unit owner gives the association prior written authorization to provide that notice, together with an electronic address.

(c) The ineffectiveness of a good faith effort to deliver notice by any authorized means does not invalidate action taken at a meeting or in lieu of a meeting.

Whereas the COA CC&R Section 3.2 Powers and Duties ... in part... Council shall have all of the powers and duties necessary for the administration of the affairs of the condominium and may do all such acts and things as are by the Unit Property Act, by this Code of Regulations as directed to be exercised and done by the Association of Owners.

We, the undersigned, constituting all the Council (Board of Directors) of Townhomes of Bayshore Condominium Owners Association, Inc (the "Corporation") and consenting at a meeting where notice was proper and quorum was met, **THEREFORE RESOLVES AS FOLLOWS:**

The Townhomes of Bayshore COA will begin to use email, As directed in the above Codes and Laws, as an approved method to effectively deliver any and all Required Notices, Statements, Invoices, Budgets, Financials Statements, Reports and all other documents required by any DE Code, the articles of incorporation, declaration, code of regulation, by-laws, rules and regulations and any and all other communications not prohibited by law.

Signatures

John M. Dill YES NO Date: 4/8/2021
John M. Dill, Chairman/President

Jeanne C. Bartlett YES NO Date: 4/8/2021
Jeanne Bartlett, Director/VP

Hank Walton YES NO Date: 4/8/21
Hank Walton, Director/ Treasurer

John Sciole YES NO Date: 4/8/21
John Sciole, Member-A-Large

Loretta Forsythe YES NO Date: 4/8/2021
Loretta Forsythe, Director/Secretary

CERTIFICATE OF CORPORATE RESOLUTION

I, Loretta Forsythe duly elected and qualified Secretary of Townhomes of Bayshore Condominium Owners Association Inc., hereby certify that the attached is a true, correct, and complete copy of the resolution that was duly adopted at a meeting of the Council on April 7, 2021.

I further certify that the aforementioned resolution is now in full force and effect without modification or rescission.

Signed this 8th day of April, 2021.

Loretta Forsythe
Loretta Forsythe, Secretary