

**A RESOLUTION OF  
MILLENNIA PARK HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS**

**WHEREAS**, the Declaration of Covenants, Conditions, Easements and Restrictions for Millennium Park ("the Declaration,") was recorded on March 21, 2012, at OR Book 10350, Page 1807, *et seq.* and an Amendment to Declaration was recorded April 21, 2014 at OR Book 10733, Page 2566, all of the Official Records of Orange County, Florida (together, the "Declarations,"); and

**WHEREAS**, Article VIII of the Declarations, Section 1 through 12 provide for the levying and collection of assessments; and

**WHEREAS**, Article VIII of the Declarations, Sections 4 and 9, provides for the charging of interest on any assessment not paid within fifteen (15) days of the due date; and

**WHEREAS**, the Florida Legislature revised Florida Statute 720.3085 ("the Statute,") to include additional statutory procedures for the collection of past due assessments; and

**WHEREAS**, the Board of Directors has determined it is necessary to amend the published policy providing guidelines for collections in order to comply with Statute.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by Millennium Park Homeowners Association, Inc. (herein after the "Association,") that the attached "Collections Policy,, incorporated herein as "Exhibit A,, shall be the guidelines followed to collect past due assessments until such time as the Board of Directors adopts and records a new policy.

**ADOPTED** by Millennium Homeowners Association, Inc., Board of Directors at a duly called meeting held the 21st day of July, 2021.

MILLENNIA PARK HOMEOWNERS ASSOCIATION, INC.

By: *A. Lomnitzer*  
President of the Association

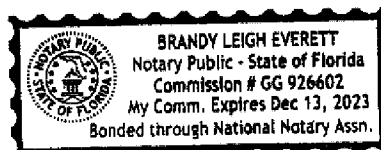
STATE OF FLORIDA  
COUNTY OF ORANGE

DOC # 20210731661  
12/01/2021 10:34 AM Page 1 of 2  
Rec Fee: \$18.50  
Deed Doc Tax: \$0.00  
Mortgage Doc Tax: \$0.00  
Intangible Tax: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
Ret To: SIMPLIFILE LC

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30th day of November, 2021, by Ana Lomnitzer, as President of **MILLENNIA PARK HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the Company, who  is personally known to me or  has produced driver's license as identification, Florida Driver's License No. \_\_\_\_\_.

*Brandy Leigh Everett*  
Notary Public State of Florida

(NOTARIAL SEAL)



## **EXHIBIT A COLLECTIONS POLICY**

- Assessments are due on the 1<sup>st</sup> day of January and July of each year.
- Owner(s) accounts which are past due in excess of fifteen (15) days shall be receive a reminder payment is past due. Such reminder shall include a \$10.00 administrative fee for the cost of collections.
- Any account past due as of March 1<sup>st</sup> or October 1<sup>st</sup> will receive a Notice of Late Assessment (“Late Notice”) as defined in Florida Statute 720.3085(d). Such Late Notice will be mailed to the address of record of the Owner(s) as maintained in the Association records, and, if such address of record is not the property address, a copy will be mailed to the property address as well. Such Late Notice shall include a \$20.00 administrative fee for the cost of collections. The owner(s) will have thirty (30) days from the date the Late Notice is deposited in the United States mail to pay the balance in full. If such balance is not paid after thirty (30) days the account shall be turned over to the Association Attorney for collections.
- Owner(s)’ accounts that are past due after the expiration of the mailing of the Late Notice shall have an Authorization to Proceed (ATP) issued and the Owner(s) shall be referred to the Association Attorney for collections. Owner(s) will then be liable for all legal fees and costs, as well as interest and costs for collections, including, but not limited to, recording a lien against the property and foreclosing the lien. All legal fees and costs are added to the Owner(s)’ account ledger and are the Owner’s responsibility.
- Any property which is occupied by a person other than the owner and is in collections with the Association Attorney will be served with a Demand for Rent on the resident(s). Such Demand for Rent requires the resident(s) to pay the rent, or the market rate for rent if no rent is charged, to the Millennia Homeowners’ Association instead of making payment to the owner/landlord. The owner/landlord, pursuant to Florida Statute §720.3085 cannot evict the resident for non-payment of rent. The Owner(s) is liable to the Association Attorney for all legal fees and costs for issuance of the Demand for Rent.
- Owner(s) may submit a written offer of a payment plan not to exceed nine (9) months to pay in full. The payment plan must include a minimum down payment of 10% of the balance due and owing. All current assessments must be included in the payment plan as they come due during the payment plan. The Board of Directors reserves the right to approve or deny any payment plan. Owner(s) who default on a payment plan before completion of the plan will not be offered a second payment plan. Plans may only be adjusted, before default, at the discretion of the Board of Directors.
- All accounts in collections with the Association Attorney are in collections status and no correspondence may take place between the Owner(s) and the management company or the Board of Directors concerning the account without the expressed permission of the Association Attorney. No assessments, legal fees or costs may be waived.
- All payments for accounts in collections must be remitted directly to the Association Attorney to avoid additional legal fees and costs for processing payments.