

## **Penn Estates Property Owner Association**

**Policy Resolution: Account Delinquency Policy**

**Subject: Delinquency Board/Candidate Policy**

**Date Approved: February 12, 2018**

**Date Revised: April 29, 2021**

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**No: A-012**

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WHEREAS, the Penn Estates Property Owners Association, Inc. (hereinafter "Association") is a nonprofit corporation organized and operating under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Association has duly adopted Bylaws to govern its affairs; and

WHEREAS, the Bylaws, at Article IV, Section 1C, provide as follows: "All Candidates for Directors and seated Directors must be Members in good standing, and at least 21 years old."; and

WHEREAS, the Bylaws, at Article IV, Section D, provide as follows: "All candidates shall also be, and remain, Members in good standing of the Association" and "All nominees shall also be, and remain, Members in good standing of the Association..."; and

WHEREAS, the Bylaws at Article I, Section E define "In good standing" as "A Member who is in compliance with the Declaration of Covenants, Bylaws and Rules, and who has paid all financial obligations owed to the Association."

WHEREAS, the Bylaws do not expressly address whether a Candidate for Director or seated Director who ceases to be a Member in Good Standing, can reclaim his/her status as Candidate or Director by once again becoming a Member in Good Standing; and

WHEREAS, it is in the best interest of the Penn Estates planned community for the Association to adopt a policy on this issue.


THEREFORE BE IT RESOLVED that the Association's Board of Directors hereby interpret the current Bylaws to NOT allow for any Candidate for Director or seated Director who ceases to be a Member in Good Standing to reclaim his/her status as a Candidate or Director by once again becoming a Member in Good Standing.

BE IT FURTHER RESOLVED that the following process shall be utilized with respect to the accounts of Directors:




1. The controller shall monitor the account of each Candidate for Director and seated Director for delinquency.
2. If a delinquency does exist, notification shall immediately be given to the Community Manager.
3. The Community Manager shall immediately attempt to notify the Candidate or seated Director by certified mail, email and Phone call that his/her status as a Candidate or Director has been terminated and that all association owned equipment and supplies must be returned to the administration office immediately.
4. The Community Manager shall also attempt to immediately notify the remaining Directors of the Termination.
5. Failure to follow this process shall not provide the Candidate or Director with any right to reinstatement.

Adopted by resolution of the Association's Directors on this 29 day of April, 2021



Sandra Bonet, President



Christine Morton, Secretary