

PARKSIDE CONDOMINIUM

ADMINISTRATIVE RESOLUTION NO. 11.3

**VALUES AND GOALS OF THE BOARD OF DIRECTORS**

WHEREAS, Article III, Section I, of the Bylaws declares that "the affairs of the Association shall be governed by a Board of Directors acting on behalf of the Association", and

WHEREAS, the Board of Directors is, accordingly, entrusted with the responsibility of operating, caring for, and protecting Parkside Condominium so as to protect, preserve, and enhance the value of the property; and

NOW, THEREFORE, BE IT RESOLVED, that the members of the Board of Directors agree to discharge their duties, as these are set forth in Article III, Section 2, of the Bylaws, in good faith and with diligence, honesty, and care, within the following terms of reference:

**I. RESPONSIBILITY**

A. Our fundamental responsibilities are to:

1. defend and protect the present and future interests of the Association as a whole,
  - (a) without regard to section, and
  - (b) without regard to any purely personal opinion or personal preference;
2. protect the assets of the Association. This requires us to:
  - (a) confront problems as early as possible in their development and take whatever actions are necessary to deal with the problems effectively, efficiently and economically, for the assets of the Association must not be allowed to deteriorate;
  - (b) refrain from unduly exposing assets to abuse, theft, or misuse;
  - (c) refrain from speculating, experimenting, or taking risks with association assets;
  - (d) base decisions on factual evidence or professional advice and consultation as necessary, but within reason; and,

(e) seek top value for the expenditure of Association funds.

3. fulfill Fiduciary Duties. This means that we:

(a) owe a duty of care in all our activities as representatives of the community; we are legally required to exercise the same degree of care and skill that an ordinarily prudent director of a similar business would exercise;

(b) owe a duty of undivided loyalty and honesty; and,

(c) have a responsibility not only to provide preventive maintenance of the buildings and grounds and to ensure sound financial management, but also to help maintain and enhance the qualitative aspects of the community.

B. In discharging these responsibilities, we will:

1. provide leadership, vision, policy and guidance for the Association and for management, in keeping with the Association's governing documents, but will refrain from being drawn into management functions; participation in management functions would make it impossible for us to evaluate management's performance fairly and objectively;
2. aim for fairness and reasonableness in all policies, procedures, rules, and regulations, and respect each individual's right to due process;
3. abide by the sunshine laws of the county and the state and carry on the decision making processes of the Board in open session, except in matters involving personnel, litigation actual or pending, or the reputations of individuals;
4. encourage free and open communication among residents, owners, and management;
5. always be completely and absolutely honest in communicating with the other members of the Association;
6. refrain absolutely from using our position for personal gain or profit, or from using the Association's resources for purely personal benefit.
7. be aware of and show respect for other owners' and residents' views, feelings, contributions and responsibilities in our public and private comments, responses and communications.
8. understand and support Parkside's practices, routines, procedures, and traditions; and
9. remember that each of us is a member of the board and we should

refrain from independent action in the absence of consultation with other Board members or management.

## **II. EDUCATION FOR SERVICE ON THE BOARD OF DIRECTORS**


- A. Soon after becoming a member of The Board of Directors, each of us will become thoroughly familiar with the Association's governing documents and business affairs.
- B. Within six months of becoming a member of the Board of Directors, each of us will take a Community Associations Institute (CAI) course, or its equivalent, on the responsibilities of condominium board members and within 90 days complete the Montgomery County on-line course for new Directors..

## **III. MEETINGS OF THE BOARD OF DIRECTORS**

- A. Recognizing that meetings of the Board of Directors are the primary vehicle by which we discharge the responsibilities we are entrusted with by the governing documents, in our approach to meetings we will
  - 1. make a concerted effort to attend every Board meeting;
  - 2. arrange our schedules to allow us to arrive on time; and,
  - 3. come prepared to do business by having already read the management report, the minutes, and other documents or proposals to be discussed at the meeting.
- B. To ensure that the Board meetings themselves are an effective and productive means of discharging our legal responsibilities, we will
  - 1. keep personality conflicts from entering into or affecting the conduct of business;
  - 2. practice good listening skills and good communications skills, both in discussions among board members and in discussions between board members and members of the audience:
    - (a) Good listening skills include truly hearing what the other person is saying, and showing that we have heard by reflecting back to the speaker what we believe his or her concern is before we give our response;
    - (b) Good communication skills include:
      - i. limiting our responses to the issue being raised,
      - ii. addressing the issue only in terms of the Association's responsibilities, and,
      - iii. always using language that is appropriate to the time, place and setting.

3. use adequate parliamentary procedures to keep appropriate control of the meeting; and
4. make it a point to participate in and contribute to Board deliberations and decisions.

ATTEST:

  
 Susan M. Pourian, Secretary

Date: 5/19/26

Yes

No

  
 Julie Williams, President


Yes

No

  
 David Nazarian, Vice President

Yes

No

  
 Susan M. Pourian, Secretary

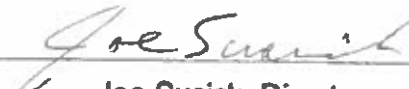
Yes

No

  
 Paul Pawelzik, Treasurer

Yes

No

  
 Joe Susick, Director

Signed at an open Board meeting on May 19, 2026