



## RESOLUTIONS OF CONDOMINIUM OR HOMEOWNERS ASSOCIATIONS AND CO-OPERATIVES

Legal Name of Association: STONEBROOK LANDING HOMEOWNERS ASSOCIATION  
Federal I.D. No.: 820747510 Account No.: 505833063

The resolutions contained herein have been duly adopted by the Board of Directors (the "Board") of STONEBROOK LANDING HOMEOWNERS ASSOCIATION (the "Association"), a not-for-profit corporation, duly organized and existing under the laws of the State of Florida, and are being delivered to Centennial Bank ("Centennial"), in connection with the Association's request that Centennial establish a bank account ("Account") for, or in the name of, the Association, and to otherwise provide financial and banking services to the Association.

I, STEVE PASEK, certify that I am an Officer/Director of the Association, and the following is a true and correct copy of resolutions adopted at a meeting of the Board, which was duly and properly called and held on the 4th day of November, 2025, at which a quorum was present, or by proper written action of the Board, all in conformity with the organizational documents, charter and by-laws of the Association. These resolutions appear in the official corporate records of the Association and have not since been rescinded, modified or amended.

### Resolutions

#### The Association hereby resolves that,


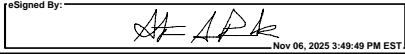
- (1) Centennial is designated as a depository for the funds of the Association and is hereby expressly authorized to provide any and all banking services, or any other services that may be offered by, or available from Centennial to the Association. The use by the Association, or its agents, of any services or products of Centennial shall constitute the Association's agreement to any and all applicable rules, agreements, terms, conditions, or written procedures associated with such services, as the same may be amended from time to time.
- (2) The resolutions contained herein shall continue in full force and effect until and unless express written notice of their rescission, modification or amendment has been received and recorded by Centennial in the manner set forth in Paragraph VI (Notice). In order to be effective and binding on Centennial, any revocation, modification or amendment to any of these resolutions must be accompanied by documentation which establishes, to Centennial's satisfaction, the authority for any such revocation, modification or amendment.
- (3) The signature of any agent of this Association (as identified below) shall constitute conclusive evidence of that agent's authority to act on behalf of, and to bind, the Association. Any agent named herein is expressly authorized to make and enter into, in the name of the Association, any and all other contracts, agreements or other arrangements which the agent may deem advisable for the effective exercise of the powers conferred herein, subject only to any written limitations contained herein, or otherwise provided in writing to Centennial in the manner set forth in Paragraph VI (Notice). If the Association states in some other writing to Centennial that it is the Association's practice or desire to require the signature of more than one authorized signer for the exercise of any of the powers granted herein, the Association acknowledges that such a requirement is for its own internal purposes and is not a requirement or limitation that is applicable to Centennial.
- (4) All transactions, including but not limited to any and all deposits, withdrawals, transfers, rediscounts or borrowings, by, in the name of, or on behalf of the Association with Centennial which occurred prior to the adoption of these resolutions are now ratified, approved and confirmed.
- (5) The Association agrees to the terms and conditions of Centennial's Deposit Account Agreement (the "Deposit Agreement") and acknowledges receipt of a copy of the applicable Deposit Agreement currently in effect. The Association recognizes that Centennial may change or amend the Deposit Agreement from time to time in accordance with its terms, and that the Association's continued maintenance of any accounts with Centennial after any such change or amendment becomes effective shall conclusively establish the Association's agreement to be bound by all such changes and amendments. A change or amendment to the Deposit Agreement may include the addition of new, additional or different provisions, requirements, terms or conditions, or revisions to, or deletions of, existing provisions, requirements, terms or conditions. The Association also acknowledges receipt of a copy of Centennial's Schedule of Fees and Disclosures (the "Schedule") and authorizes Centennial to charge the Association for any charges incurred from time to time as set forth in the Schedule or as set forth in any other agreement. The Association also recognizes that Centennial's Schedule may be amended from time to time and that Centennial may collect and be paid for any services it renders to the Association based on the Schedule in effect at the time the transaction or service is performed or cost is incurred. Centennial may charge the Association's account(s) for all such charges without prior notice to the Association.
- (6) The Association authorizes and directs Centennial to provide automated access devices which provide access to the Association's account(s) to any agent identified below based solely upon the agent's request. The term "automated access device" includes, but is not limited to,



credit cards, but excludes debit cards. The Association further authorizes and directs Centennial to provide remote access, online banking, online bill paying capability and any other related services to the Association at the request of any agent of the Association and based solely on the agent's request.

- (7) The Association acknowledges and agrees that Centennial may rely on alternative signature and verification codes issued to, or obtained from, any agent named in these resolutions. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with Centennial, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen of, or purportedly of, any agent identified herein has been provided in or with these resolutions (or has been or is filed separately by the Association with Centennial), Centennial is authorized and directed to recognize, without inquiry, any facsimile signature as the authorized signature of the Association, regardless of by whom or by what means the facsimile signature may have been affixed, so long as it resembles the facsimile signature specimen on file. The Association authorizes each agent identified herein to have custody of the Association's private key used to create digital signatures and to request issuance of a certificate listing the corresponding public key. Centennial shall have no responsibility or liability for any unauthorized use of any facsimile or digital signature device, or alternative signature and verification codes.
- (8) The Association acknowledges and agrees that Centennial may, at the request of the Association, or at the request of any of its agents, accept and process for collection maintenance/assessment payments, or other types of payments or receipts, made by owners or by other third parties to the Association. These payments shall be processed in accordance with processing procedures established by Centennial. The Association acknowledges that the processing of such payments may result in a delay between the time payments are accepted by Centennial and the deposit or credit of them to the Association's account. The Association agrees that for the Association's record keeping purposes, a maintenance/assessment payment, or any other type of payment, if accepted by the Association, shall be deemed received by the Association at the time the same is received by Centennial. The Association further agrees that Centennial shall neither bear any responsibility nor any liability for payments received by Centennial which are subsequently dishonored or not otherwise paid.
- (9) The Association acknowledges and agrees the Association will provide Centennial notice of any changes to the amounts of preauthorized electronic payments and coupon documents. The amount change requests must be received by Centennial at least 15 days prior to the next scheduled payment due date. Should the Association not meet the Centennial notification timeline, the Association acknowledges and agrees the Association will provide notice to the Association's affected homeowners at least 10 calendar days prior to the homeowner's next scheduled payment due date.
- (10) Any agent may accept on behalf of the Association the Terms of Use and access the eCLASS system, Centennial's website for managing, viewing, and downloading payment information obtained through lockbox, automatic ACH debits, credit cards and electronic checks.

**I. APPOINTMENT OF AGENTS:** The Association has appointed, and confirms the appointment of, the following individuals as authorized agents of the Association with full power and authority to bind the Association, subject only to any written limitations set forth in these resolutions, or subsequently provided to Centennial in the manner provided in Paragraph VI (Notice) herein. Each individual listed below is authorized to exercise any of the powers and authority granted herein:

Name and Title of Position	Signature	Facsimile Signature (if used)
A. QUINTIN THOMAS JACKSON TREASURER		
B. STEVE PASEK PRESIDENT		
C.		
D.		
E.		
F.		



**II. MANAGEMENT COMPANY: [INSTRUCTIONS - DO NOT COMPLETE ANY OF PART II IF THERE IS NO MANAGEMENT COMPANY]**

The Association hereby authorizes PINNACLE COMMUNITY ASSOCIATION MGMT (the "Management Company"), to transact banking business with Centennial on behalf of the Association. The Management Company is empowered with full authority to act on behalf of, and to bind, the Association, subject only to any written limitations set forth in these resolutions, or subsequently provided by the Association to Centennial in writing in the manner set forth in Paragraph VI (Notice) herein. The authority of the Management Company shall include, without limitation, the following authority with respect to the Accounts, which authority may be exercised by any employee of the Management Company, regardless of whether or not such employee is listed below as an "Agent":



- (1) To order and deliver new signature cards and resolutions for new Accounts and for changes of signers. Centennial shall be entitled to rely on signature cards and resolutions submitted by the Management Company which may contain strike-throughs or insertions or may be missing signatures of authorized signers, and on any notifications from the Management Company of subsequent revisions which may be contained in final account documentation; provided, however, that if Centennial does not receive complete, required documentation for the Account, including any changes, within 60 days, Centennial may freeze the Account and not allow checks to clear until the required documentation is provided.
- (2) To provide additional identifying information regarding signers if required by Centennial to prove that the individual is not the same individual as may be identified as a potential Office of Foreign Assets Control ("OFAC") match or other similar suspect as may be identified by other federal, state, or regulatory agencies.
- (3) To assist Centennial in contacting homeowners who utilize Online Payments or the Automatic Debit Service, who may be identified as a potential OFAC match or similar suspect.
- (4) To conduct business with Centennial on behalf of the Association, including without limitation, (a) making requests to open new accounts (signing as requestor on bank forms), (b) requesting new signature cards and resolutions; (c) requesting transfers by written request between accounts (limited to accounts with the same Tax ID); (d) requesting statement copies, information on accounts, research and general information; (e) ordering coupon books; (f) placing stop payment requests for incoming payments; (g) authorizing the release of account information by Centennial to third parties, as in the verification of balances and deposits requested by accounting firms; (h) obtaining access to Account information and signing agreements to obtain online banking services on behalf of the Association; (i) requesting and signing agreements to authorize courier services on behalf of the Association; and (j) requesting and signing agreements to authorize the Management Company to scan checks for deposit to Association accounts using remote deposit.
- (5) To accept the Terms of Use and access the eCLASS system, Centennial's website for managing, viewing, and downloading payment information obtained through lockbox, automatic ACH debits, credit cards and electronic checks.

The Management Company has been independently selected by the Association in its sole and absolute discretion and the Association has received no representations from Centennial related to the Management Company or to any other agent named herein. The following individuals, who are employees or independent contractors of the Management Company, are authorized to exercise all powers and authority granted herein:

Name and Title of Position	Signature	Facsimile Signature (if used)
G. HEATHER HAMILTON CAM		
H. JASON HAMILTON CAM		
I.		

Any individuals identified in A through I above are referred to herein as "Agent" or "Agents." Any Agent is authorized to act on behalf of the Association in all respects as set forth herein until such time as Centennial has received and had a reasonable period of time to implement written notice to the contrary in the manner set forth in Paragraph VI (Notice) below. By executing this document, the Association, the Management Company, and any Agent agree to be bound by these resolutions and all applicable rules, regulations and bylaws.

Centennial shall not be liable to the Association, nor to any of its members, as a result of Centennial's recognition of the authority conferred herein by the Association to the Management Company or to any Agent. The Management Company or any Agent may initiate transactions, transfers or withdrawals and receive any information, documents, or records relating to the Association's account(s) or relationships with Centennial as if the Management Company or Agent were the Association. The Association hereby agrees to indemnify Centennial and hold it harmless against and from any and all claims, losses, damages and expenses of any kind or nature, including but not limited to attorney's fees, as a result of any actions taken, or omitted, by Centennial in reliance upon any instruments received from the Management Company or any Agent (regardless of whether such instructions were verbal, written or otherwise).

Centennial is authorized and directed to honor any written or verbal communication, inquiry, order or direction from the Management Company, or any Agent, in conducting the financial affairs or banking business of the Association with Centennial. Centennial shall have no duty to confirm, verify or inquire into the circumstances, reasons, or the appropriateness of any request, transaction or action initiated or conducted by the Management Company or any Agent. As used herein, the term "Management Company" shall include its employees and independent contractors that may be employed or engaged from time to time by the Management Company.



Centennial is directed to supply, and is expressly authorized to supply, the Management Company, or any Agent, with any account information, documents or records any of them may request at any time. All bank statements, notices and any other communications or correspondence concerning the Association's account(s) shall be sent by Centennial to PINNACLE COMMUNITY ASSOCIATION MGMT

(the "Management Company") at 3307 CLARK RD STE 201, SARASOTA FL 34231

(Management Company address). Any statements, notices, or other communication or correspondence regarding the Association's account(s) will be deemed to have been made available to the Association if sent to such address.

**III. POWERS GRANTED:** Each Agent shall have the powers and authorities listed below. Even if the Association states in some other writing to Centennial that it is the Association's practice or desire to require the signature of more than one Agent for the exercise of any of the powers granted herein, the Association acknowledges that such a requirement is for its own internal purposes and is not a requirement or a limitation that is applicable to Centennial. Notwithstanding anything herein or elsewhere to the contrary, the Association hereby ratifies and affirms that the signature of any one Agent is sufficient:

- (1) To open in the name of the Association any deposit, share, checking, savings, time deposit or any other deposit account(s), to change the authorized signers or other account information on any Account and to execute and deliver on behalf of the Association signature cards or other forms required by Centennial to open, or make any such change to an Account.
- (2) To issue, execute, deliver, endorse, deposit or negotiate any checks, drafts, items or any other orders for the payment of money to, or from, the Association, or to otherwise withdraw or transfer funds of the Association that are on deposit with Centennial. Centennial is authorized to pay or otherwise carry out any such orders without inquiry as to the circumstances of the issuance, payment or negotiation of any such item.
- (3) To enter into a written lease in the name of the Association for the purpose of renting, maintaining, accessing and terminating a Safe Deposit Box in Centennial.
- (4) To make requests for and receive information, records and documents from Centennial concerning the Accounts of the Association, including without limitation, requests for copies of statements on Accounts, information on Accounts, research requests and general information regarding Accounts and requests and receive online access to information regarding Accounts.
- (5) To initiate Electronic Funds Transfer (EFT) transactions in the name of the Association, including but not limited to: (a) wire transfers; (b) Automated Clearing House (ACH) transaction; (c) telephonic, electronic or computer transfers; (d) debit, checking or credit card transfers; and (e) any other transfer or banking transaction customarily available in the banking industry initiated by computer, telephone or by any other means of communication and/or involving facsimile signatures or personal identification numbers.
- (6) To conduct any other business with Centennial and contract with, and use any other services currently offered by or which may in the future be offered by, Centennial which any Agent deems advisable, including but not limited to the authority to (a) enter into agreements on behalf of the Association pertaining to the processing, collection or payment of maintenance/assessment payments, or any other payments, made by owners to the Association via credit or debit cards, or any other payment method, (b) request transfers between accounts having the same taxpayer identification number, (c) authorize the release of account information by Centennial to third parties, as in the verification of balances and deposits requested by accounting firms; (d) order coupon books for payments to Accounts, (e) issue stop payment orders for payments to Accounts, (f) request and sign agreements to authorize courier services on behalf of the Association and (g) request and sign agreements to authorize the Management Company to scan checks for deposit to Association accounts using remote deposit capture.
- (7) To exercise any other power conferred in these resolutions.

**IV. NO LIMITATIONS ON POWERS:** The above powers shall be broadly construed and shall have no limitations unless Centennial has received notice, and has had a reasonable opportunity to implement such notice, in the manner set forth in Paragraph VI (Notice) below.

**V. CHARGEBACK AND INDEMNIFICATION OF FINANCIAL INSTITUTION:** Centennial shall have the absolute right to chargeback any dishonored, stolen, forged, returned items, or any other items on which payment was stopped, or any other items that are otherwise not paid or that are reclaimed for any reason. Centennial's right to chargeback shall specifically include the right to chargeback to the Association any credit card or debit card payments made by owners to the Association. Centennial may exercise such right without regard to whether the party or other financial institution has a right of chargeback or reclamation and without regard to whether credits have become final or the time for chargeback has expired under any applicable laws or regulations. The Association shall indemnify and hold harmless Centennial from any event where Centennial grants credits (provisional or otherwise) for any item, including credit card and debit card payments, that is subsequently dishonored, returned or reclaimed, regardless of whether such dishonor, return or reclamation was timely. If the Association does not have sufficient funds to satisfy the debit caused by any such chargeback at the time it occurs, all such amounts, together with charges, fees, interest or penalties paid or incurred by Centennial shall be considered a debt of the Association immediately due and payable to Centennial and which Centennial may collect by debiting or setting off against any other account of the Association or through any other legal or equitable means.

**VI. NOTICE:** To be effective, any and all notices from the Association to Centennial must be (a) in writing; (b) delivered to Centennial Bank Association Services by the Association to Post Office Box 30061, Tampa, Florida 33630-3061 or by facsimile to (866)345-9137; (c) signed by any one Agent acting on behalf of the Association; and (d) accepted by Centennial. After receipt and acceptance of proper notice, Centennial shall have a reasonable period of time to act upon and implement the notice before being bound by it. The Association agrees that a "reasonable period of



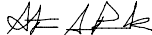
time" is at least 10 business days, and may be longer depending on the circumstances. To add, delete or to otherwise change authorized signers, agents or management companies, the Association acknowledges and agrees that the Association must first fully complete, properly execute and return the originals of all necessary documentation (including new signature cards, Resolutions and any other requirement documentation) to Centennial before such a change is effective.

**VII. EFFECT ON PREVIOUS RESOLUTIONS:** The resolutions contained herein supersede all previous resolutions.

**VIII. RELIANCE UPON RESOLUTIONS:** The Association acknowledges that Centennial has relied solely upon the representations of the Officer/Director of the Association concerning the authority of the Association to transact business with Centennial and to make and deliver these resolutions. Centennial has not reviewed the organizational documents or the corporate records of the Association to verify any of the above nor has Centennial been asked, required or expected to do so.

**IX. AGREEMENT TO PROVIDE CURRENT ACCOUNT INFORMATION:** The Association, Agents and Management Company shall promptly provide Centennial current information reasonably required by Centennial regarding Accounts and accounts of persons from whom the Association requests that Centennial originate ACH debits, including without limitation, information and forms relating to changes to account information and account signers, missing or inconsistent information in Centennial's records regarding Accounts, and information required by OFAC or other federal, state or regulatory agencies.

**X. CERTIFICATION OF AUTHORITY:** I further certify that the Association has, and at the time of adoption of the resolutions had, full power and lawful authority to adopt the resolutions herein and, if so granted herein, to confer the powers granted above to the Management Company and Agents named above, who have full power and lawful authority to exercise such powers. (Apply seal below where appropriate.)

eSigned By:  Nov 06, 2025 3:49:49 PM EST  
STEVE PASEK (Officer/Director)

(Attest by Other Officer)

eSigned By:  Nov 06, 2025 3:54:17 PM EST  
QUINTIN THOMAS JACKSON (Attest by Other Officer)

**Signature on Behalf of Management Company**

**(Only required if Management Company agents are designated as account signers in Section II above)**

I certify to the Association and to Centennial that I am the Managing Agent for STONEBROOK LANDING HOMEOWNERS ASSOCIATION (the "Association") and that any individuals identified in G through I above have been designated and assigned to exercise the powers, rights and authority granted herein to the Management Company by the Association.

PINNACLE COMMUNITY ASSOCIATION MGMT

Name of Management Company

By:  Nov 06, 2025 2:43:48 PM EST

Signature of Authorized Party for Management Company

Name: HEATHER HAMILTON

Title: CAM

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**FOR CENTENNIAL BANK USE ONLY**

Resolution Date: November 4, 2025

