

**Julington Creek Plantation Property Owners' Association, Inc.**  
Board Policy

**Subject:** Director Attendance and Authority at Mediation

Julington Creek Plantation ("JCP") is a deed-restricted community that is governed by the Julington Creek Plantation Property Owners' Association, Inc. ("POA"), whose affairs are overseen by a Board of Directors ("BOD"). The POA, through the BOD, employs a Property Manager ("PM") to manage the day-to-day affairs of the POA.

**Background**

From time to time representatives of the POA are required to attend mediation sessions related to legal action pursued by or against the POA. The below policy relates to the conveyance to Directors of certain authority to attend such mediations and make decisions on behalf of the POA.

At a duly called closed attorney-client meeting of the BOD on December 5, 2014, the BOD adopted the following policy.

**Policy**

For any mediation to be held between the POA and a member of the POA in conjunction with the enforcement of covenants, any two (2) or more Directors available to attend the mediation shall be appointed as the representative of the POA at such mediation and such Directors attending shall have the full authority to settle all issues presented with the legal capacity to execute a binding settlement agreement on behalf of the POA as follows: a) if two (2) Directors only are present at the mediation then when such Directors act in concert; or b) if more than two (2) Directors are present then upon the action of a majority of such Directors.

Adopted: 12-5-14