

LONG HILL ESTATES CONDOMINIUM ASSOCIATION

Minutes of Board of Directors Conference

A Conference of the Board of Directors of the Long Hill Estates Condominium Association was held on Wednesday August 21. 2002

Present: Rob. Trowbridge, Bill Waters, Tom Forman
Guest: Bruce C. Amer

Re-roofing program:

After discussion with Mr. Amer took place he agreed to act as our agent in further re-roofing activities and to proceed after we had obtained legal opinion as to our contract status with Mr. Nichols.

Motion: to obtain legal opinion whether we had a signed agreement with Tony Nichols to re-roof more buildings. Then to appoint Mr. Amer as our consultant and agent in getting an inventory of the shingles now stored on Mr. Nichol's property and to arrange to have the shingles moved to Long Hill Estates. After this a decision of how to proceed further with re-roofing program. Tom seconded, motion carried unanimously

Sept. 8 Annual Meeting:

After considerable discussion Motion was made by Roger Trowbridge that we present the sunroom roof re-roofing question and payment for same by either sharing the cost between all 36 owners equally or having sunroom owners be assessed separately for this. Since we are 2 to 1 divided on this issue we to ask for a motion on this procedure from the annual meeting and will abide by the majority decision. Motion seconded by Bill, all in favor, motion carried.

We also decided to inform the annual meeting that the tabled issues regarding bylaw changes regarding special assessments like this be dropped, since our bylaws are adequate, even if not totally clear on the issue.

Respectfully submitted

Tom Forman

Longhill Meeting

8/21/02

Present R. Thowbridge start 1pm
T. Forman adjourn 2:30pm
B. Waters

Met with Bruce Armer

discussed performance of T. Nichols

Bruce had no concern with the work seen but he qualified this as he did not see how the work was done.

1. Meet with J. Acker and determine if we are contractually bound to T. Nichols for Bridges 4 & 5. Sept 6 9am
2. Then Bruce will request transfer of shingler to LHE or we can arrange transport
3. Armer will draft contract to do Roofs 4 & 5 and get bids
4. Armer will oversee work.

Purchase shed for tools and shingler