

**Longhill Estates Condominium Association
Board of Directors Meeting
June 12th, 2000**

Call to Order:

Present: Rob Trowbridge, Marilyn Britton.

Absent: Tom Forman.

Guest: Jane M.

Minutes taken by Sandhy Kale, clerk

Meeting was called to order at 4:00PM by MB.

Review of previous minutes:

5/8: Approved as written.

5/20 : Special meeting - Approved as written

Old Business:-

1] Treasurer's report -

Discussion went through as to way of reporting specific items precisely. Assets are seen growing steadily from \$55,000 to \$80,066. Processes, adopted by BOD, are producing \$ cash amount for the Roof Repair Project. Special Assessment money is to be used for special projects. Conclusion was though to keep reporting flexible, do the adjustments in next reporting.

Treasurer's report was accepted 'As is'

2] Accountant's report for unit owners.-

Summary of Balance Sheet prepared by EJ, dated 5/31 with a foot note by RT.

3] Review of Mortgage Form" for approval to be sent out to all unit owners.-

Item was approved after a modification.

Another query was added 'Book and Pg# where mortgage is registered in Hillsborough county Registry of Deeds.'

4] Report on amendment ballots-

As there are more than 2/3 favorable ballots,

Long Hill Estates Condominium Association's Bylaws: Article V, Operation of the Property re. (e) Working Capital Reserve (pg. 13)

and

Section 3.(h)(i)(pg. 5) re. Residential Use-Lease duration of minimum initial term of twelve months.

were approved.

5] Review of Consultant's report-

i] Sump pump issue- Ongoing issue in process.

Lattice work of pipe systems.

Positioning of sump pumps.

Cost of avoiding water entering into the building.

ii] Front and Rear steps waterproofing.- Ongoing issue.- Possible move in direction of getting a bid for it.

6] Report on Court issues-

MB has received a formal letter re. change of date

because Cardiff asked for a change. No definite date has been issued though.

Pg2 BOD meeting 6/12/2000

New Business:-

**Sealing of all units' front steps.- Discussed along with Consultant's report.
Upcoming Mailing-Accounting report, Mortgagee form.
3 pages of Rules Book will be postponed for the next mailing.**

Other Business:

- i) Request by a unit owner to speak to BOD- Unit owner was unable to attend the meeting today.**
- ii) Furnaces and Fireplaces maintenance. MB will inquire and collect some info. from Keene Gas Co. in July, Aug. 2000.**

Meeting ended at 5:10p.m.

Attachments:

- 1) Treasurer's Report**
- 2) Accounting Report for unit owners.**
- 3) Mortgagee Form**
- 4) Consultant's Report**
- 5) Amendments : Ballots for**

sk