

Long Hill Estates Board of Directors Meeting  
April 20, 2020  
Unit #13

Present: Allen Hollander, Maura Scanlon, Diana Griffin  
Meeting convened: 3.00 pm

- **Roof Replacements:**

- 3 buildings will be re-roofed this year (thus, including last year, we will have 4 roofs re-done by end of summer). Doug Payne, LHE maintenance contractor, recommends replacing the remaining 5 over a 5 year period (2021-2025) as they are holding up well enough.
- This allows the Association to self-fund the re-roofing cost, and avoid taking out a loan, and increasing our monthly condo fee this year.

- **2020-2021 Budget:** Approved. No increase in monthly condo fee.

- **Late Payment of Monthly Fees:**

- The Board discussed current situations concerning unit owners who are in arrears, and who have been previously contacted about the matter, resulting in mixed success getting to zero balances. Whereas monthly fees are due by the 1<sup>st</sup> day of the month, The BOD will now take action on this.
- Per Article XII of the Association By-Laws, in the event of a default by an Owner which continues for a period in excess of thirty (30) days, a late payment fee of \$20/month will be charged.
  - ***Therefore: Make sure you get your payment to Marilyn/#16 by end of the month it is due: AT THE LATEST.***
- If an owner has an unforeseen payment circumstance, owner must contact Marilyn before end of month payment is due. The BOD will then review.

- **Annual Meeting**

- Place: Field, behind Unit #12
- Time & Date: 11 am, Saturday, June 6, 2020
  - Rain Date #1: 11 am, Saturday, June 7
  - Rain Date #2: 11 am, Saturday, June 13
  - If meeting is rain postponed notice will be sent via email and posted at the mail kiosk the day prior.
- Meeting Packet expected to be mailed out 1<sup>st</sup> week of May.
  - If you can't make this Annual Meeting, please make sure you assign the proxy voting statement included in the packet. We need the Association's approval to spend on roofs.
- Details
  - Notwithstanding the Covid-19 situation, we don't want to skip, or postpone the meeting any longer, since we need to pass important resolutions, including approval to spend on new roofs.
  - Everyone attending the meeting will be spaced at least 6-10 feet apart.
  - Bring your own chair; sun umbrella, insect protection, Tikki Torch, etc.
  - We do not want to use Zoom or another meeting application.

Meeting Adjourned: 4:00 pm

Respectfully submitted by: Allen Hollander