

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM ASSOCIATION

SPECIAL BOARD MEETING MINUTES for Thursday, November 13, 2025, 4:00 PM ET

Remote meeting.

Board members present: Ray Côté and Samantha Lewis

- 1) Open meeting at 4:00 p.m.

A special meeting was called according to:

ARTICLE III BOARD OF DIRECTORS Section 1. Special Meetings

Special meetings of the Board of Directors may be called by the President on five (5) business days' notice to each director. Such notice shall be given personally or by mail, telephone or telegraph, and such notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Clerk in like manner and on like notice on the written request of at least two (2) directors.

And

ARTICLE III BOARD OF DIRECTORS Section 10 Vacancies

Vacancies in the Board of Directors caused by any reason other than removal of a director by a vote of the Unit Owners' Association shall be filled by vote of the majority of the remaining directors, at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of any such vacancy, even though the directors present at such meeting may constitute less than a quorum of the Board; and each person so elected shall be a director for the remainder of the term of the director so replaced; provided, however, that the vacancy of any director designated by the Declarant pursuant to a right of the declarant to make such designation shall be filled by the Declarant.

New Business

- 1) Motion to accept resignation of Elizabeth S. Alpaugh-Côte from the LHE Board, with regret. Motion made by Ray, seconded by Samantha. Passed unanimously.
- 2) Motion to appoint Maura Scanlon as an LHE Director to complete the Director term through June 30th 2026. Motion made by Ray, seconded by Samantha. Passed unanimously.

The meeting adjourned at 4:01 p.m.

Respectfully submitted,

Sharon Smith

Clerk