July 26, 2016

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| Tileston Village Condominium Trust  2 Tileston St.  Everett. MA 02149 |  |

Unit Owners: Lenny & Jackie Pepper and John Parro

2 Tileston St., Everett MA, 02149

Dear Unit Owners,

I would like to schedule our annual HOA meeting for this August. Please let me know what dates you are available.  
  
This meeting will be a good time to bring up any issues that anyone feels needs attention, but I foresee us mainly focusing on creating a 2017 budget and what that means for bills, services, & future assessments.  
  
As you know, the bookkeeping for past finances has been abysmal so I consulted a lawyer, accountant, and property manager to triage the situation. The immediate concern was tracking the last 18mos so we can move forward with budgeting 2017 and beyond at the annual meeting—we're in a pretty good place with this, and a draft budget for 2017 is being prepared.  
  
I know there are questions regarding past finance management, and there is a plan to analyze the finances going back 7yrs in the immediate future, and I will keep you posted on that front.

Regards,

Melissa Cerebi

Trustee  
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