

4/4/16

Mr. Blumenthal called the meeting to order at 7:39 PM.

Attendees were Henderson, Kaufman, George, Hoffman, Fisher, Garon, Novo, Klein

Mr. Fisher made a motion to allow split votes of ownership for EN307. Mr. Kaufman seconded, and Mr. Fisher recused himself. The motion passed.

Mr. Kaufman made a motion to reconsider the motion, which was passed made on 4/3/16, to delay the project until next year and to issue a ballot to the members regarding proceeding with the project. Mr. Novo seconded. Mr. Blumenthal asked for discussion. Mr. Garon commented that he believed this motion to be unnecessary. Mr. Blumenthal asked Mr. Hoffman to comment on the details of voting percentages under consideration. Mr. Hoffman replied that in his opinion a vote of at least 70% of the members and first mortgagees would need to approve of any condominium map changes necessitated thereby.

Mr. Blumenthal asked for a roll call vote on Mr. Kaufman's motion.

Blumenthal    move for

Kaufman       move for

Garon          move against

Klein          move for

Novo          move for

Henderson    move for

Fisher        move for

Motion passed.

Mr. Kaufman makes a motion to execute a contract with a general contractor to replace the roof under the current April 4, 2016, plan that includes the four dormers, conditioned upon concurrently asking for a vote of the members regarding expanding the scope of work to include 13 additional dormers to be located over each unit's living unit room, and further conditioned upon the board providing the not to exceed incremental costs of these 13 additional dormers to the entire membership, and further conditioned upon the board receiving at least 51% approval responses from the members, and further conditioned upon the board advising the members that, if less than 50% of the members subsequently approve of increasing the scope of work to 17 total dormers, the board will approve of any individual owner's subsequent application to then privately pay for the construction of a dormer over their individual Unit's living room, as long as that owner makes that election on or before April 18, 2016, and further conditioned upon receiving a concurrent vote of approval from at least 70% of the members and first mortgagees approving any resultant condominium map revisions that would be necessitated by the

plan which would then include any built in optional dormers so elected by individual members.

Mr. Garon recommended that any ballot to be sent to the members on this matter to include any and all correspondence pieces from either members and the architect regarding the plans under consideration.

Adjournment – Mr. Kaufman made a motion to adjourn, and Mr. Blumenthal seconded. The meeting was adjourned at 9:30 pm.

Respectfully,

Oscar Novo, Secretary  
The Enclave Association, Inc.