

WHISPERING LAKE TOWNHOME

SPECIAL BOARD MEETING

THURSDAY , SEPTEMBER 4, 2008

Board Members Present: Ray Reilly, Jackie Petit, Diane Pagoulatos

Board Members Absent: Nancy Davey

Homeowners Present: Six (6)

Management in Attendance: Debbie Nissen was absent.

An announcement was made before the meeting that Board Director Nancy Davey had tendered a written resignation.

Toni Winninger submitted her written resignation.

The meeting was called to order at 7:00 p.m. for the purpose of filling two vacancies: One replacing Toni Winninger and another replacing Nancy Davey. A quorum was established. There are two candidates to be appointed by the Board to fill these vacancies. The current Vice-President Ray Reilly asked if there were any nominations from the floor. The candidates Terry McDonough and Sean Hogan stated their qualifications and introduced themselves at the meeting. Terry McDonough was appointed by the Board to fill Nancy Davey's position. Her term will run until January 2009. Ray Reilly was nominated by Diane Pagoulatos and seconded by Jackie Petit to replace Toni Winninger as President of the Board. Sean Hogan was appointed by the Board and nominated by Jackie Petit and seconded by Ray Reilly to replace Ray Reilly as Vice -President. Sean Hogan's term will run until January 2009.

After the resignations and the new appointments, the Board of Directors are:
President: Ray Reilly, Vice-President : Sean Hogan, Secretary/Treasurer: Diane F. Pagoulatos, Director: Terry McDonough, Director: Jackie Petit.

Announcements:

Sealcoating Project: Ray Reilly read the Sealcoating bulletin that was posted on the website and will be sent to the Homeowners in the mail with information of schedule, map and procedures of the driveway and roadway sealcoating project to begin Monday September 15. Homeowners in Buildings #5 -#16 are reminded to move their cars to the Parking Lots B and C by 6:00 a.m. Monday morning September 15. The other phases are to begin on Wednesday September 17 and Friday September 19. The alternate days striping will be done on Tuesday and Thursday of the same week.

Painting Project: Ray Reilly announced the beginning of the painting project by AAA Painting Company Monday September 22. A written announcement will be forthcoming. In meeting with the painters to review the contract Ray stated some additional work was quoted and recommended by them. The recommendations include installing filler pieces

of trim on 26 garage overhead frames that have gaps; additional new columns that brick moldings need to be replaced and additional columns that need repairs or replacements. This totals \$ 3400. Jackie Petit made a motion to approve this amount of additional work and Terry McDonough seconded .

Deck Inspection: Three companies will be giving the Board bids for deck repairs and plans to stain the decks will be reviewed.

Sidewalk Repairs: Bids are in the process for the 27 (twenty-seven) sidewalk repairs that have been cited, several of which pose safety hazards.

Roofing Survey: Ray reported that a roofing survey by Prate Roofing will be forthcoming and several roofs have been repaired this year. A future plan will be developed to replace the roofs in phases over the next 3 to 4 years.

Window Well Cover Project: The project is underway with custom window well measuring taking place this week. Several vendors are on the property preparing to give us bids.

Ray Reilly stated that a Budget Committee would be formed soon to plan the long term projects of maintenance and repairs to the Townhomes in order to avoid any surprise special assessments, and also to prepare the annual budget for the year 2009.

Homeowners Session:

- Homeowner requests repair to a disconnected outside drain pipe at Unit # 13267.
- Unit # 13370 has a gutter issue that needs attention before the winter.
- Homeowner reports a real estate sign violation at Unit # 1302. Only one sign is permitted in the window, presently there are two.

Adjournment: There was a motion to adjourn made by Jackie Petit and seconded by Diane Pagoulatos. The meeting was adjourned at 7:22 p.m.

Respectfully submitted by,
Diane F. Pagoulatos