

HIGHLANDS AT OCEAN POINT

CONDOMINIUM ASSOCIATION

Minutes of Trustee Meeting

June 6, 2012

Attendees: Frances Forte, Joe Ruggio, Ginny Sands, Mark Wells, Tom Young, Jan Zabriske, Bill Nolan,
Maintenance administrator Donna Crone

Called to order at 7:07 P.M.

1. Owner requests – Diane Sullivan voiced her concerns:

Grassy areas are full of weeds, wants other landscaping companies to bid, wants to disband the landscape committee and have all landscaping be under the property manager's jurisdiction, and no new plants added to the property, just maintenance of what we already have. She presented a petition with owners' signatures who want the landscape committee disbanded.

- Janet Frazer voiced her concerns:

She wanted to know the history of the landscape committee, wanted all landscaping to be under the jurisdiction of the property manager, doesn't want any more clearing of the area north-west of the pool area, and wants owners contacted about work to be done.

- Rick Cash voiced his concerns:

He believes that it is a conflict of interest for a landscape committee member who is on the board to vote on any proposals brought to the board by that committee, wants only maintenance done instead of any new plantings.

- Jean Carmichael voiced her concerns:

She is concerned about maintaining the buildings, ex. decks and cleaning carpets in common areas, where the money for this is reflected in the budget, whether any new proposals that come up would raise the condo fee. She feels that building maintenance should be a priority.

- Bill Brissette voiced his concerns:

He was concerned that Egan's men were allowed to work as early as 7:30 AM on the weekends, that the use of the pool should be for residents and their guests only (not workers on the property).

2. Financials – Joe Ruggio reported that no expenses other than the average were added to the budget and that our cash flow was fine.

3. Maintenance – Donna Crone presented the bid from Cape Cod Roofing and Siding to do the removal of the roof rails on building 30. The board voted unanimously to accept the bid subject to a 1 year warranty on the work. Donna was asked to walk around and look for shingles that were coming loose. Donna will also call and get a quote for blowing out the vents. She has hired one security guard for July 3rd.

4. Delinquent condo fees – It has been taken over by the mortgage company and we will wait to see what they do.

5. **David Grastorf** – re use of swimming pool. The board had a majority vote to retain the revocation of his swimming pool permission.
6. **Annual Meeting**- The formal announcement and proxy forms will be sent out by Lorell the day after this meeting. There are two trustee positions open. The possibility of voting to go back to 5 members if there are not enough people running was discussed.
7. **Landscaping** – It was voted unanimously to keep the Landscape Committee for now since it had already done its work and had a plan to present to the board which included mostly maintenance. It was decided that the issue of continuing the committee would be taken up by the new board later.

Meeting was adjourned at 10:20 PM

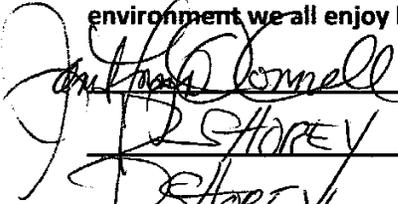
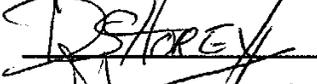
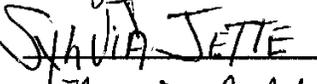
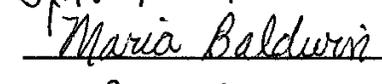
Addendum

Petition to Board of Trustees of The Highlands at Ocean Point

We, the undersigned owners of units herein identified as The Highlands at Ocean Point, (Ocean Point) Plymouth, MA hereby petition the Board of Trustees (Trustees) to abolish the Landscaping Committee immediately.

We petition the Trustees that all future grass and landscaping functions be combined and those functions to be included within the responsibilities of our Property Manager (currently Donna Crone) who shall only report directly to the Trustees. All expenditures not considered to be minor and routine in nature and not previously approved by the Trustees and unit owners, to be presented to the Trustees for their approval and subsequent presentation to the owners for their approval. We further expect that plans and expenditures for any new plantings, removal of any existing trees or shrubbery and the like be brought before the owners by the Trustees at either a special meeting or an annual meeting accompanied by estimates, plans, and anticipated changes in annual condominium fees to be assessed to owners for owner approval of these actions and expenses.

We believe our goal should be to preserve the existing natural, attractive and ocean environment we all enjoy here at Ocean Point.

	Unit 2408	Unit _____
	Unit 410	Unit _____
	Unit 2411	Unit _____
	Unit 2407	Unit _____
	Unit 2404	Unit _____
	Unit 2401	Unit _____
* Anne Orlando	Unit 2400	Unit _____
* Jack Noonan	Unit 2405	Unit _____
_____	Unit _____	Unit _____
_____	Unit _____	Unit _____

* Verbal If

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<u>Jeanne Fran</u>	Unit <u>2913</u>	_____	Unit _____
<u>Mike Snyder</u>	Unit <u>2914</u>	_____	Unit _____
<u>Rich CASH</u>	Unit <u>407</u>	_____	Unit _____
_____	Unit _____	_____	Unit _____
_____	Unit _____	_____	Unit _____
<u>Pat Spina</u>	Unit <u>2910</u>	_____	Unit _____
_____	Unit _____	_____	Unit _____
_____	Unit _____	_____	Unit _____
_____	Unit _____	_____	Unit _____
_____	Unit _____	_____	Unit _____

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<u>Deirdre Sullivan</u> Unit <u>2904</u>	Unit _____
<u>Jean Carmichael</u> Unit <u>2903</u>	Unit _____
<u>Thomas Eveleth</u> Unit <u>2902</u>	Unit _____
<u>Jarvis Drake</u> Unit <u>3014</u>	Unit _____
<u>Walter G. Collins</u> Unit <u>2402</u>	Unit _____
<u>Carol Peters</u> Unit <u>3013</u>	Unit _____
_____ Unit _____	Unit _____

