

WOODSWALK CONDO ASSOCIATION SPECIAL MEETING

SEPTEMBER 25 2013 7:00 P.M

GALE'S FERRY LIBRARY

BOARD IN ATTENDANCE:

RICH GOLD -PRESIDENT
VELMA WILLIAMS-VICE PRESIDENT
CARL MASON-TREASURER
MARY STEPANIAN-SECRETARY
FRED AH-MU-MAINTENANCE COORDINATOR

OWNERS PRESENT(NOT CURRENTLY SERVING ON BOARD) :

LISA SINOPOLI
MERRILL AND JODY KATZ
CHRIS JOST
PHIL NOVAK
MICHELLE AH-MU
SANDY DYER
TOM DOBRUCK
RYAN SMALL
JOE LEAVITT
PETER SCHULTHEIS
JILL ARTERS
SCOTT PIERCE & LINDSEY
PAUL PELOQUIN

MARY STEPANIAN HAD A SIGN IN SHEET FOR ALL WHO ATTENDED THE MEETING. PROXIES WERE COLLECTED FOR THOSE NOT PRESENT.(LETTERS AND EMAILS, INCLUDING PROXY FORMS, WERE SENT BY MARY STEPANIAN ON SEPT 12 TO NOTIFY ALL OF THE OWNERS ABOUT THIS MEETING.) 8 PROXIES WERE RECEIVED "FOR" THE AMENDMENT, AND 1 PROXY WAS RECEIVED "AGAINST" THE AMENDMENT.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT RICH GOLD. THE MEETING WAS SCHEDULED BY THE BOARD AT OUR LAST GATHERING ON SEPTEMBER 11. THE DUAL PURPOSE WAS TO VOTE TO REIMBURSE THE HOMEOWNERS WHO HAD FAILED SEWAGE GRINDER PUMPS , AND ALSO VOTE ON A PROPOSED AMENDMENT TO THE DECLARATION THAT WOULD CLARIFY ARTICLE 5, SUBSECTION G. THIS AMENDMENT, IF PASSED, WOULD ENSURE THAT THE PUMPS WERE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNERS WHO HAD THEM. THERE ARE 6 OUT OF 34 UNITS WITH THESE PUMPS.

A DISCUSSION ENSUED BEFORE ANY FURTHER BOARD BUSINESS COULD PROCEED. VELMA WILLIAMS SPOKE AND PRESENTED INFORMATION THAT RELATED TO HER OWN RESEARCH ON THE SEWAGE GRINDER PUMP ISSUE, HERS BEING ONE OF THE UNITS THAT

HAS HAD A FAILED SUBMERSIBLE SEWAGE GRINDER PUMP.

RICH NOTED THAT THE DEVELOPER, MICHAEL KENT, PURCHASED THE LAST TWO REMAINING UNITS IN 2012, AND DECLARED THEM IN THE NINTH AMENDMENT TO THE DECLARATION.

AFTER MUCH DISCUSSION, AND INPUT BY OWNERS PRESENT, A PROPOSAL WAS MADE, SECONDED, AND UNANIMOUSLY PASSED TO ALLOW THE ISSUE TO BE DECIDED BY THE MEDIATION PROCESS.

PAUL PELOQUIN AND TOM DOBRUCK WILL ASSIST IN THIS PROCESS.

RICH ANNOUNCED THAT HE HAS TO RESIGN FROM THE BOARD, AS HE IS MOVING TO BE CLOSER TO HIS JOB.

CARL MASON, OUR TREASURER, IS ALSO STEPPING DOWN, TO SPEND TIME ENJOYING HIS BOAT.

FRED AH-MU, OUR MAINTENANCE CO-ORDINATOR, IS VACATING HIS POST, AS WELL, BECAUSE OF CONFLICTS WITH HIS OUTSIDE SCHEDULE AND INTERESTS.

A NEW BOARD WILL NEED TO BE ELECTED AT OUR ANNUAL MEETING IN NOVEMBER. (DETAILS WILL BE ANNOUNCED AS TO TIME, DATE, AND PLACE)

WE THANK RICH, AND HIS WIFE, PAT, FOR ALL OF THEIR HARD WORK ON OUR BEHALF. WE ALSO THANK CARL FOR TAKING GOOD CARE OF OUR FINANCES, AND FRED FOR DOING A GREAT JOB WITH THE COORDINATION OF OUR MAINTENANCE WORK.

TIME FOR A NEW BOARD TO CONTINUE THEIR GOOD WORK!

THE MEETING WAS ADJOURNED AT 9:00 P.M.

RESPECTFULLY SUBMITTED,
MARY STEPANIAN, SECRETARY