

Minutes Regarding
Lally Column
Installation

Proposed Agenda - 7/17/04 Annual Meeting

Call to Order

Attendance

Secretary's report

Treasurer's Report

Old Business:

1. Report from Landscape Committee – Kris and Julie
2. Update of decks and railings – John
3. Update of service entrance panel enclosure – John
4. Update of "Ocean Edge" sign – Alyce

New Business:

1. Structural assessment of building – John and Burt
2. Installation of "motion detector" light for back stairs – John
3. Proposed budget for 2004 – 2005 – Jack
4. Election of new director to replace Julie
 - a. Current directors are Marianne (term expires 2006), Burt (term expires 2005) and Julie (term expires 2004)

Please provide Alyce with at least 48 hours notice if you will not be attending the meeting.

Minutes to the July 17, 2004 Annual Meeting of the Ocean Edge Condominium Association.

The meeting was called to order at 10:10 a.m. Present were Burt and Jo Ann Rosenthal, Wayne and Yvonne Clapper, Jack and Kris Lynes, John and Alyce Moore and Julie Hayes.

Alyce read the minutes of the January 31, 2004 meeting and upon motion by John, which was seconded by Joanne, it was unanimously:

VOTED: To accept the minutes of the January 31, 2004 meeting.

Jack presented the 1st and 2nd quarter Treasurer's Report and upon motion from Alyce, which was seconded by Wayne, it was unanimously:

VOTED: To accept the Treasurer's Report.

The Landscape Committee reported that all of the flowers have been planted, although some lilies and sea grass were lost over the winter. The nursery will replace the plants that were lost as they were under a guarantee. If the Association wants them to spread more mulch, that will come with a cost.

John reported on the project to repair the stairs, decks and railings, which is almost completed. The cost to date is about \$700, which will increase slightly when completed. Thanks to John, Burt and Jonathan for all of their hard work!

John provided an update on building an enclosure for the service entrance panel. Measurements are done and he is working on a plan. He will use the same materials as on the house and roof for aesthetic purposes. John will use some leftover wood from the deck project.

Alyce provided an update on the "Ocean Edge" sign for the front of the building. She checked with two more sign companies and their cost was consistent with the estimate given by Freeman Signs, if gold leaf were used. Without gold leaf, the price drops to between \$800 - \$900. John volunteered to make the sign and Julie volunteered to help John obtain a quality piece of wood at cost from her employer. Jack volunteered to replace the brass numbers on the front of the house with something that would not corrode because of the sea air.

Under new business, John and Burt discussed the sagging of the building in the middle. It was determined that a structural engineer should be consulted to see what needs to be done to correct the situation. John will call "Consulting Engineers" a local firm that was recommended to him, to obtain a professional analysis and estimate of the cost to correct the problem.

In the event that correcting the structural problem turns out to be expensive, it was determined that the Association may need to postpone the purchase of a new service entrance panel, as the

structural of the building was more critical. Upon a motion made by Joanne and seconded by John, it was unanimously:

* VOTED: To use some or all of the money set aside for the service entrance panel to ensure the structural integrity of the building, if the cost of doing such exceeds the amount available in the reserve account.

Jack presented the proposed 2004 – 2005 budget. He recommended that fees stay the same for the operating and reserve accounts. Before approving the budget, it was suggested that the painting of the back decks and railings be discussed. The Association has received three bids, one from Joe Giniusz for \$3600, one from Bob Rivers for \$3500 (both of which would include two coats and include the cost of paint) and one bid from Bill Keenan for \$2000 (which would not include the cost of paint and may not include two coats). Joanne volunteered to get more information from Mr. Keenan. Also, Joanne will inquire whether any of the three people bidding would have the capability to install flashing over the front windows of units 2A, 2B and 3B, which do not have flashing on them.

In preparation of painting the back decks and railings, John and Wayne volunteered to power-wash the decks and sand them where necessary.

After further information is obtained from the three bidders and upon the verification of their references, upon motion made by Joanne and seconded by Alyce, it was unanimously:

VOTED: To authorize up to \$3600 to paint the deck and rails.

It was then determined that a special assessment would be need to pay for the painting of the decks and railing. Upon motion made by Burt which was seconded by Kris, it was unanimously:

VOTED: That there would be a special assessment of \$600 per unit to be paid by June 1, 2005 to pay for the painting of the decks and railings.

Further, upon motion by Wayne which was seconded by John, it was unanimously:

VOTED: To accept the 2004 – 2005 budget as presented by Jack.

Kris was voted in as a new director to replace Julie and to serve a three year term.
Current directors are:

Kris – term expires 2007
Marianne – term expires 2006
Burt – term expires 2005

As Marianne was not present at the meeting, the directors will meet at another time to elect officers.

At 11:30 a.m., there being no further business, upon motion made by Yvonne, which was seconded by Alyce, it was unanimously:

VOTED: To adjourn

Adjourned.

Sincerely,



Alyce Moore
Secretary

On July 24, 2004, the directors participated in a telephonic meeting whereby the following directors were appointed: President - Burt Rosenthal, Secretary - Alyce Moore and Treasurer, Jack Lynes.

Proposed Agenda for January 22, 2005 meeting, 9:30 am, Unit 1B

Call to Order

Attendance

Secretary's Report

Treasurer's Report

Old Business:

1. Report on building structural integrity – Wayne, Kris and John

New Business:

1. Operating costs comparison to previous years (insurance, electricity, water) – Jack
2. Discussion on anticipating and prioritizing building projects - Wayne

Minutes to the January 22, 2005 Meeting
of the Ocean Edge Condominium Association.

The meeting was called to order at 9:30 a.m. Present were Burt and Jo Ann Rosenthal, Vince Canale and Marianne Lemery, Wayne Clapper, Jack and Kris Lynes, Alyce Moore and Julie Hayes.

Alyce read the minutes of the July 17, 2004 meeting and upon motion by John, which was seconded by Jo Ann, it was unanimously:

VOTED: To accept the minutes of the July 17, 2004 meeting.

Jack presented the Treasurer's Report for the 3rd and 4th quarter, and upon motion from Jo Ann seconded by Marianne, it was unanimously:

VOTED: To accept the Treasurer's Report.

* Kris reported on the work that she, John and Wayne had done to address the structural integrity of the building based on what appears to be a slight "sag" noticed in the basement ceiling. Three different consulting engineering companies came to inspect the building and although they all found the situation to be not threatening to the safety of the building (and not uncommon in many buildings), all thought that the building could benefit by adding supporting columns in the basement. The companies recommended that an architectural study be made first before they would provide us with an estimate to complete the entire job. Wayne stated that he knew a structural engineer who had performed this type of work and who agreed to give us an estimate of the entire job, so we would know the entire cost before commencing the work. It was agreed that this made the most sense. Wayne agreed to set up the meeting and to contact Kris and John when a time had been scheduled.

Jack provided an excellent report comparing the annual kilowatt hours used by the building from 1999 – 2004. It was found that electricity usage has been fairly consistent from year to year. He also looked at the cost for water for the same period and found that the cost for water has remained constant, also.

Although the budget is adequate for operating expenses, Jo Ann proposed that commencing April 1, 2005, the condo fee be increased from \$375.00 per quarter to \$400.00 per quarter (with \$290 for the Operating Budget and \$110 for the Reserve Account, per quarter, per unit). She also recommended that the \$400 special assessment owed by each unit for the service entrance panel be paid on April 1st instead of by December 31st, as originally agreed. Upon motion by Julie, seconded by Kris, it was unanimously:

VOTED: To increase the condo fees from \$375 to \$400 per quarter commencing April 1, 2005 and to move up the payment of the \$400 special assessment for the service entrance panel from December 31, 2005 to April 1, 2005.

92

At 10:45 a.m., there being no further business, upon motion made by Kris, which was seconded by Wayne, it was unanimously:

VOTED: To adjourn

Adjourned.

Sincerely,

A handwritten signature in cursive script that reads "Alyce Moore". The signature is fluid and connected, with the first name "Alyce" and the last name "Moore" clearly distinguishable.

Alyce Moore
Secretary

DRAFT

Minutes to the July 23, 2005 Annual Meeting
of the Ocean Edge Condominium Association.

The meeting was called to order at 10:00 a.m. Present were Burt and Jo Ann Rosenthal, Marianne Lemery, Wayne Clapper, Jack and Kris Lynes, John and Alyce Moore and Julie Hayes.

Alyce read the minutes of the January 22, 2005 meeting and upon motion, which was seconded, it was unanimously:

VOTED: To accept the minutes of the January 22, 2005 meeting as amended to correct and clarify the portion of the quarterly dues which would be allocated to the Operating Budget (\$290) and Reserve Account (\$110).

Jack presented the Treasurer's Report for the 1st and 2nd quarter, and upon motion from Jo Ann seconded by Kris, it was unanimously:

VOTED: To accept the Treasurer's Report.

Alyce reported on behalf of the building sign committee that John had an "Ocean Edge" sign made and that they were donating it to the Association.

On behalf of the building structure committee, Wayne reported that he had a building contractor inspect the building and that it was his opinion that the building had probably settled as much as it was going to. (1)

Wayne reported that the contractor recommended that if owners desired to install lally columns in certain places in the basement for peace of mind, that could be done. They recommended that if this is done, the building not be jacked up $\frac{3}{4}$ of an inch, but just placed in certain locations to ensure further sagging will not occur.

Julie asked if a building permit was required to install a lally column and Jo Ann agreed to call the town hall to ask. (2)

It was then discussed whether or not we should re-earmark the money that is being specifically reserved for a new electrical service panel entrance to other things, such as the purchase and installation of additional lally columns or other structural improvements. John reported that he did not think that we would need to replace the service panel entrance as soon as we originally thought because the dormer that he built around the service entrance panel was doing a good job keeping the elements away from the electrical equipment, thereby lengthening the life of the unit.

Wayne proposed postponing the vote on reallocating these funds until we have a better idea of the requirement or cost of lally columns, and upon motion made by Wayne and seconded by Julie, it was unanimously:

VOTED: To meet again on August 27th.

Jack proposed the new budget for 2005 – 2006. Upon a careful review of the budget and upon motion made by Burt and seconded by John, it was unanimously:

VOTED: To accept the 2005 – 2006 budget.

Jack also provided an excellent report titled "Major Repairs and Improvements 1985 – 2004" which was very much appreciated by all members of the Association.

Wayne asked to re-address the cost of electricity in the building. Jack provided an updated copy of a report he previously provided titled, "1999-2005 Electrical Usage Kilowatt Hours", which indicated that electrical usage has remained fairly constant over the years. It was agreed that all owners would do their best to keep building electrical costs down by doing such things as doing laundry with full loads and during off-peak hours, if possible, ensuring that the timer is correct on hallway lighting, etc.

Nominations were accepted for a new director as Burt's term expired. Upon motion made by Alyce and seconded by Burt, it was unanimously:

VOTED: That Wayne Clapper be elected as a director with a term to expire in 2008.

Current directors are:

Marianne – term expires 2006

Kris - term expires 2007

Wayne – term expires 2008

Everyone thanked Burt for the great job that he did as President, and it was agreed that after the meeting, the current directors would elect a new President. (3)

At 12:15 p.m., there being no further business, upon motion made by Kris, which was seconded by Wayne, it was unanimously:

VOTED: To adjourn

Adjourned.

Sincerely,

Alyce Moore
Secretary



(1) It appears that the building has settled about $\frac{3}{4}$ of an inch since being built. Based on a measurement that John and Burt made last summer, the building has not settled any further since last summer as the plumb line that they made was in exactly the same position.

(2) Jo Ann subsequently called the Town Hall and no building permit is required to install lally columns.

(3) It was subsequently voted that Kris would be President, Jack would remain as Treasurer and that the position of Secretary would need to be appointed at a later time.

Minutes to the August 27, 2005 Special Meeting of the Ocean Edge Condominium Association

The meeting was called to order at 10:00 a.m. Present were Burt and Jo Ann Rosenthal, Marianne Lemery and Vince Canale, Wayne Clapper, Jack and Kris Lynes, John and Alyce Moore and Julie Hayes.

Joanne reported that she called the Building Department at the York Town Hall and was informed that no building permit was required to install lally columns in a basement.

* John summarized the three written reports that the Association received from three engineering companies, CLD Design, DP Designs and AV Engineering. The letters from each of these companies are attached to these Minutes. They all proposed to conduct a study of the situation within a range of \$3,420 - \$3,800 for the cost of the study alone (not the work). John summarized each report and ended by stating that all companies thought that the issue in the basement should be addressed at some point in the future, although there was no immediate safety or other consideration. ?

Wayne reported that a builder that he knows, Jay Fortune, came to assess the situation. The first thing that he noticed was that more nails should have been used in the plywood and beams, and suggested that more be added. He suggested adding 8 - 10 lally columns in strategic locations in the basement. The lally columns would be made of steel and filled with concrete. The columns would be supported by 1" thick x 1' square steel plates for the bottom and appropriately sized to support wood beams for the top. * Wayne respects Mr. Fortune's work immensely - Mr. Fortune built Wayne's garage and Wayne said that there is a waiting list for Mr. Fortune because his work is of such high quality.

The Association also discussed whether we should change the designation of the \$400 per unit per year (until 2008) special assessment for each unit to be a general major repair fund, instead of being specifically for a new electrical service panel entrance. Because the dormer that John built should add several years to the life of the existing panel, it was agreed that this would make sense. Upon a motion by Alyce, seconded by Marianne, it was unanimously:

VOTED: To change the purpose of the special assessment currently designated for a new electrical service entrance panel specifically to a general major repair fund special assessment, continuing the \$400 per unit, per year special assessment through 2008.

* The Association then discussed further what action we should take regarding the basement ceiling. After discussing all options, upon motion made by Jo Ann and seconded by Kris, it was unanimously:

VOTED: To hire Jay Fortune to install up to 10 lally columns in the basement and to add more nails where required in the beams.

There being no further business, upon motion by John, seconded by Burt, it was unanimously:

VOTED: To adjourn

Alyce Moore
Secretary

Ocean Edge Condominium Association
2006 Treasurer's Report
First Quarter: January, February, March

Operating Account

Opening Balance as of 12/31/05		\$ 687.12
<u>Revenue</u>		
Fees	\$1,740.00	
Bk. Interest	1.82	
<u>Total Revenue</u>		\$2,428.94
<u>Expenses</u>		
Electric	\$ 846.03	
Water	50.38	
Snow Plowing	275.00	
(5 @ \$55.)		
Insurance		
Qtly. Pmt.	498.75	
Bank Fees	15.00	
<u>Total Expenses</u>		(\$1,685.16)
Closing Balance as of 3/30/06		\$ 743.78

Reserve Account

Opening Balance as of 12/31/05		\$9,416.18
<u>Revenue</u>		
Fees	\$ 660.00	
Bk. Interest	4.83	
<u>Total Revenue</u>		\$10,081.01
<u>Expenses (from "Major Repair Fund" of Reserves)</u>		
Installation of		
Lally Columns	\$1,600.00	
Repair of Problems		
Causes to Unit 1A		
(Entry and Door		
Repair)	\$ 310.45	
<u>Total Expenses</u>		(\$ 1,910.45)
Closing Balance as of 3/30/06		\$ 8,170.56

Already a
problem with
lally Columns

Note: Of the monies in the Reserve Account, \$4,800. was in the "Major Repair Fund." The above expense of \$1,910.45 was paid from this fund, leaving a balance of \$2,889.55. The remainder (\$5,281.01) continues in the Reserve Fund for planned anticipated expenses.

**Ocean Edge Condominium Association
Special Meeting
May 6, 2006**

Agenda

- **Welcome to Gary and Eileen**
(We'll need a new roster for addresses, phone numbers, e-mail addresses, etc.)
- **Treasurer's report, first quarter, 2006**
- **Lally column update**
- **Moisture problem in front on the condo**
(vestibule, units, basement)
- **Garden and lawn care**
- **Rental policies, review of rules and regulations**
- **Update on sales of two units, openhouses, etc.**

May 6, 2006

Ocean Edge Condominium Association

Minutes of Meeting 9:09 am
Held at Jack & Kris Lynes Unit

Present: Jack & Kris Lynes, Wayne Clapper, Gary & Eileen Olszewski, Julie Hayes, Marianne Lemery

Treasurer's Report-by Jack Lynes

Quarter ended 3/31/06 showed a slight excess of revenue over expenses, with a cash balance of \$743.78 in the operating account. Snow plowing was down from last year since only 5 plows versus 21 plows last winter. The reserve account shows \$1,910.45 for the lally columns, and a final balance of \$8,170.56. The association files fiscal year June 30, and the tax returns were filed last year with no taxes due.

Members approved the repair of the bathroom doors that do not close for Gary and Eileen after the lally column installation. Gary is to get 2 names from Eldridge for this.

Wayne has water coming in the front of his unit, and he says it is not through the windows, which he has replaced. He believes the water may be coming in through the clapboards. He said he was advised that a membrane should be installed under the clapboards. This issue may also be related to the basement water issues. Julie will ask Mr. Chase for referrals, and Gary will get names from Eldridge.

Annual meeting is July 22, 2006 on Saturday at 9am at Jack and Kris Lynes.

Jack and Kris will email everyone for a special meeting to go over the results of the quotes and recommendations regarding Wayne's water issues.

Jack said it was too expensive to hire someone to mow the lawn (\$40 per week) so he bought a push mower and will do it himself. Gary volunteered to help when he is here.

Julie read the rental rules, and will make copies along with lease agreement for all parties.

Gary asked who owned the windows, and consensus was the unit holders own them.

25

May 6, 2006 (continued)

Gary asked if he could use heavy duty trash bags since trash barrels blow away. Consensus was yes.

Julie said foundation had cracks near the laundry room outside the building, which just need some concrete filling, and Jack said he would take care of it.

Meeting adjourned at approximately 10:20 am.

Written by Gary Olszewski
May 7, 2006

Ocean Edge Condominium Association

Treasurer's Report

Third Quarter, 2007: July, September, and August

Operating Account

Closing Balance as of 6/30/07

\$ 1,697.67

Correction
from 2nd Q
1,678.65

Revenue

Fees \$1,740.00

Renter's Use of

Laundry Fees

#1A 75.00

#3B 62.50

Bk. Interest 0.92

Total Revenue

\$3,576.09

3,557.10

Expenses

Electric \$ 354.48

Water 50.38

Sewer District (Annual Fee) 353.20

Snow Plowing

(Paid Disputed Charge) 150.00

Maintenance (Lighting Fixture)

Reimbursement to Clapper 23.97

Refund of Renter's Use of

Laundry Fees

To #1A 75.00

To #3B 62.50

Post Office Box (Renewal) 40.00

Bank Charges 15.00

Total Expenses

(\$ 1,124.53)

Closing Balance as of 9/30/07

\$ 2,451.56

2,432.31

Reserve Account

Opening Balance as of 6/30/07

\$ 7,758.39

Revenue

Fees \$ 660.00

Bk. Interest 7.35

Total Revenue

\$ 8,625.74

Expenses

Reimbursement to #1B for

Repair of Front Door

(result of Lally Column Stress) \$100.00

Closing Balance 9/30/07

\$ 8,525.74

Still a problem
with lally Columns

Note: The Major Contingency Fund was depleted with the payment for the repair of front door for unit #1B. All monies in Reserve are in Regular Reserve.

E-MAILS

SmartZone Communications Center

brenda.henk@comcast.net

± Font size -

Re: insurance claim

From : Gary Olszewski <oshow51@comcast.net>

Mon Apr 18 2011 5:23:10 AM

Subject : Re: insurance claim**To :** brenda henk <brenda.henk@comcast.net>

Wayne is going to cover it at the friday meeting.
G

----- Original Message -----

From: brenda.henk@comcast.net**To:** Olszewski**Sent:** Saturday, April 16, 2011 12:19 PM**Subject:** insurance claim

Gary,

We did not get an email from Wayne about the insurance claim. Perhaps he sent it to my office or was it just to you? Can you forward it to me at brenda.henk@comcast.net if it was to everyone?

Thanks,
Pete

TWO OF THESE EMAILS
WERE A GREAT DEAL OF DISCUSSION
ABOUT THE HENKS YET THEY
WERE LEFT OUT OF THE ASSOCIATION LOOP !

BECAUSE OF THIS KIND OF STUFF
IS EXACTLY
WHY THIS MEETING HAS TO HAPPEN .

SmartZone Communications Center

brenda.henk@comcast.net

± Font size -

In response to your inquiry today

From : Burt & Jo Ann Rosenthal <japower@comcast.net>

Sat Apr 16 2011 10:43:41 PM

Subject : In response to your inquiry today**To :** Brenda Henk <brenda.henk@comcast.net>

----- Original Message -----

From: Wayne Clapper**To:** 'Gary Olszewski'**Cc:** 'Mark & Cheryl Denis'; 'Jo Ann Rosenthal'; 'David & Jeanne Blackstone'**Sent:** Friday, April 15, 2011 3:56 PM**Subject:** RE: Meeting Response

Hi Gary,

Be sure to come to the special meeting and express you concerns. We do need to address the Henk's concerns because if one of us has a problem then ALL of us have a problem. The Blackstone's have a leak under their window that may be the cause of the ceiling discoloration in the Denis' unit. The engineer's report done in 2004 and the opinion of the engineer I brought over last winter say the building is structurally sound and the movement is the result of location and climate.

I agree with you, Gary, but at this point we need to hire a structural engineer to do a "walk thru and summary of building conditions report" (like we did in 2004) on the building. I don't know what the point of the meeting is next week but I do not think we should authorize a highly detailed, destructive inspection of the building unless it is recommended by the engineer. That's why we need to meet with an engineer together, show him our concerns and get a report with his recommendations.

Jeanne and I want the Henk's agreement to accepting the results of a building report BEFORE we authorize one. A structural engineer (Steve McNally) has already told Brenda and I that an analysis is not warranted so they immediately tried to discredit him. There was no mention of his visit to the building and his discussion with Brenda and myself and then with Arthur and myself in either their attorney's letter or the letter calling for the meeting.

Bricks and Boards can have no part in this as the problem may be the result of the work they did.

I'm very concerned that Peter Henk, an owner and Board member, has called an special meeting claiming that the building is structurally unsound. I don't want to think about how this could affect our insurance once they get copies (which they are entitled to) of any documents that concern a change of risk. I've asked twice for him to supply proof of that claim for all of us to review.

I'm going to recommend we find an Condo Association management company to handle our affairs.

Wayne

Ps. We should forget about MiddleOak reopening our insurance claim. They disallowed most of our storm damage claim based on their engineer's report that the roof was not installed correctly (back in 1987?). The report from DP Designs mostly quoting Arthur Lawson sent to our assn. attorney and, therefore, available to MiddleOak Ins. supports MiddleOaks's claim. Thanks Arthur!

From: Gary Olszewski [mailto:oshow51@comcast.net]**Sent:** Friday, April 15, 2011 5:38 AM**To:** Wayne Clapper**Cc:** Mark & Cheryl Denis; Jo Ann Rosenthal; David & Jeanne Blackstone**Subject:** Re: Meeting Response

Wayne

We are not in agreement of hiring a structural engineer at this point, so don't include us in that statement. As you all did last year, you moved much too fast.

We question the work done by Arthur causing water issues and the work done on the Henks causing their cracks. We are not sure an engineer is the direction first to go.

Gary

----- Original Message -----

From: Wayne Clapper

To: 'Pete Henk'

Cc: 'BERT AND JOANNE'; 'DAVE AND JEANNE BLACKSTONE'; 'GARY O'; 'MARK AND CHERYL DENNIS'; brenda.henk@comcast.net; david@balloubedell.com

Sent: Thursday, April 14, 2011 2:56 PM

Subject: RE: Meeting Response

Pete;

It is very inconvenient for several owners, including myself, to have a special meeting on Good Friday and are questioning the urgency. If the purpose of the meeting is to discuss hiring a structural engineer to provide us with a written structural evaluation we are already in agreement to do that. I was proceeding with coordinating that meeting when I received your letter calling for this meeting. Do you have any documents that we can review so we will be better prepared for the meeting?

I'm totally confused by your email. The last communication I received about this from the association's attorney stated that you were okay with using Steve McNally. I'm not sure who the people are that object to using him but I can assure you he came highly recommended.

In response to your concern I've already been in contact with CLD Consulting Engineers about doing a walk-through and provide us with a written structural evaluation (like they did in 2004) when all owners can be there. I tried to get the same CLD engineer that did the evaluation in 2004 but he is no longer with the company. Please let me know if you have any objections to hiring them.

I agree that there is way too much hearsay. That's why I think it is important that WE ALL meet together with an engineer so we all get the facts correct. I, for one, don't want to get into something without getting an expert opinion's on how we should proceed.

I am proceeding with coordinating a meeting with all the owners and a structural engineer which has to occur after Memorial Day weekend in order for all owners to participate. Please let me know what day is better for you June 1st or June 3rd.

Thanks,

Wayne

From: Pete Henk [<mailto:pete@brownbronto.com>]

Sent: Thursday, April 14, 2011 8:17 AM

To: 'Wayne Clapper'

Cc: BERT AND JOANNE; DAVE AND JEANNE BLACKSTONE; GARY O; MARK AND CHERYL DENNIS; GARY O; brenda.henk@comcast.net

Subject: FW: Meeting Response

There is no reason to NOT hold the meeting on the 22nd as called. There are things that need to be addressed and put on the record regarding the building. That is why we felt it was necessary to go though the attorneys to document everything – no here say.

There are also a number of people that have reservations about the engineer that Wayne is referencing.

There are things that have not been communicated, or communicated from a single sided perspective.

Those things will also be discussed and documented at the meeting.

Pete

From: Wayne Clapper [<mailto:wayne@dover.net>]

Sent: Wednesday, April 13, 2011 1:50 PM

To: Pete Henk; David & Jeanne Blackstone

Subject: Meeting Response

Hi Jeanne and Pete,

So far, 5 of the 6 unit owners (me included) desire to meet in person with a structural engineer and get a structural evaluation (like the one done in 2004) before deciding on a course of action. As of today, 4 of those owners have asked if the special meeting scheduled on 4/22 was still necessary.

Response to Meeting on Wednesday, June 1 or Friday, June 3

	June 1	June 3	
Unit 1A	No	Yes	Gary & Eileen Olszewski
Unit 1B	Yes	No	Burt & Joanne Rosenthal
Unit 2A	Yes	Yes	Wayne & Yvonne Clapper
Unit 2B	Yes	Yes	Mark & Cheryl Denis
Unit 3A			Peter & Brenda Henk
Unit 3B	Yes	Yes	Dave & Jeanne Blackstone

No response yet from the Pete and Brenda and even though Brenda lives there full-time I'm assuming since Pete is a director he will also attend.

Burt and Joanne have a family commitment on the 3rd.

Gary said June 3rd was better for him.

The dates were selected based on when everyone, including the structural engineer, would be available.

Thanks,

Wayne

SmartZone Communications Center

brenda.henk@comcast.net

± Font size -

FW: Financial report

From : Pete Henk <pete@brownbronto.com>

Mon Apr 11 2011 10:21:01 AM

Subject : FW: Financial report**To :** 'Pete Thaxter' <sthaxter@curtisthaxter.com>**Cc :** brenda henk <brenda.henk@comcast.net>

Hello Pete – here's a rambling diatribe from our association president. What I'd like to know is this. Since Mark Denis and I called this meeting, can I run it instead of Wayne. He runs a terrible meeting and I'd prefer to control it if possible. Your thoughts when you have a chance. Meeting is Friday April 22 at Ballous.
Thanks – Pete

From: Wayne Clapper [mailto:wayneclapper@comcast.net]**Sent:** Friday, April 08, 2011 6:18 PM**To:** brenda.henk@comcast.net**Cc:** 'Olszewski'; 'Rosenthal'; 'Mark & Cheryl Denis'; 'Dave & Jeanne Blackstone'; 'Pete Henk'**Subject:** Financial report

Brenda,

I wasn't sure you would have a financial report as this is an emergency meeting to specifically discuss the building issue. I don't recall if a treasurer's report was presented at our last emergency meeting last Spring when we authorized the building repairs.

I want to know what effect the increased insurance premium and unanticipated legal fees associated with this matter has on our budget. I'm trying to avoid any more surprises and special assessments like last year.

I never instructed anyone not to speak with you. That's their choice. On separate occasions, you have stated to Jeanne and myself your intent to sue the association. Upon receiving the letter from your attorney dated January 28, 2011, I emailed the other owners a copy and asked everyone to refrain from discussing this matter until I received direction from the association's attorney.

In the last email I received from Mike he said he had finally got through to Bill Brawn and was arranging a meeting in January. I don't know if the meeting ever occurred or what was the result. I'll follow up with him.

I still plan to proceed with calling for an association meeting on May 31st as Jeanne and I feel it is important that we all can speak first hand, (like Arthur, you and I did) with a structural engineer. Every owner can express their concerns, hear his recommendations, know the process, time, scope and cost involved directly from a structural engineer rather than hearsay. Since a comprehensive study may require drilling holes in the basement slab, opening up interior walls and ceilings I think everyone would like to know how it is going to impact their enjoyment of their units this Summer.

You also fail to mention in both the letter from your attorney and the letter from Pete supporting this emergency meeting what I have done to address your concerns. I've spent many hours finding qualified engineers as only a structural engineer licensed to perform studies on multi-family structures in Maine can perform a structural analysis of our building. I brought him to the building based on your claim that the foundation was moving. He told Arthur, you and I personally that he saw no evidence to support that claim. At no time did he indicate the building is structurally unsound.

Personally, I feel we are being pressured into making a decision to commit to a major expenditure without enough information. That didn't work out so well last year.

Wayne

From: brenda.henk@comcast.net [mailto:brenda.henk@comcast.net]**Sent:** Friday, April 08, 2011 10:06 AM**To:** Wayne Clapper**Cc:** Olszewski; Rosenthal; Mark & Cheryl Denis; Dave & Jeanne Blackstone; Pete Henk**Subject:**