

Quincy Lake Condominium Association, Inc.

A NON-PROFIT CORPORATION

Special Board of Directors Meeting

May 15, 2013 - 6 PM

MINUTES

1. Call to Order

A. Board Members Present: David Slattery and Jean McLoryd.

Board Members Absent: Nathan Kramer.

Also Present: Kim Porter, (Association Legal Counsel); Chris Ricketts,
CMCA® (Association Manager).

B. The meeting was called to order at 6 PM.

2. Meeting was called to hold a hearing in order to determine if an owner is in violation of the Association's Governing Documents. The homeowner was not present. The Association Rules and Regulations allow a window a/c in a front window between the months of April 15 and November 15 of each year. The owner had a window a/c in December 2012 and a warning letter was sent. On January 3, 2013, the window a/c was still present 2 weeks past the deadline to remove. The owner was sent a second letter notifying that this is a violation and a hearing could be requested. After the deadline to request a hearing, the owner did request a hearing. The hearing date was set for Wednesday, May 15, 2013 at 6 PM in the Quincy Lake Clubhouse. Notice was prepared and delivered by Association Legal Counsel. The owner was not present at this hearing. At 6:15 PM, the Association's attorney arrived. At 6:30 PM, the Board reviewed the information at hand and voted to assess a \$25 fine for a repeat violation of the window a/c rule.

3. At 6:35 PM, Jean McLoryd resigned from the Board.

4. At 6:40 PM, James Beaudry was appointed to the vacant seat.

5. Adjournment

The meeting was adjourned at 6:46 PM.

Approved: June 11, 2013