

Good afternoon everyone

The Board wants to thank everyone for their positive support and inputs on paying for our unexpected emergency cost overruns from this record-breaking winter. We are looking forward to seeing those of you that can attend the short informational meeting on March 19th from 5:30pm to 6:00pm at the clubhouse library. We will be discussing the overages from the winter months and how the Board will be approaching the financial needs of the community. We continue to welcome constructive and positive solutions from all owners. We will be discussing the overages and the special assessment only. No other topics will be addressed at this special meeting. We are currently projecting under a \$200 1-time assessment to each owner for the additional winter costs. It is not general practice to budget for emergencies. It is because the unbudgeted costs are significant that we have to do a special assessment. In lieu of trying to keep the condo fees as low as possible the budget has a small margin. If our winter costs were lower we could absorb them. Legally we cannot use the reserves to pay for winter emergency work.

The Board met with Rockland Trust to discuss options on paying for winter overage costs. We were told our property looks in great shape and our overrun costs were minor compared to what many, many other condo associations are facing this winter. Rockland agreed we would be better off financially instituting a 1-time special assessment vs. taking out another loan. The insulation project is working as we used less gas thermal units in Jan. and Feb. than we did for the same months last year; and this being a record-breaking winter for cold and snow. Can you imagine where we would be had we NOT done these projects in 2014?

Because of the privacy laws we are unable to disclose detail on which owners are delinquent. We can share with you that the Board is working with Attorney Mark Connelly's office and has been very aggressive with the collection process.

On another note, as a community we ask that you report things to us if you see something requiring attention inside or outside the building. There is not a full time site person that lives at the property. Inspections are generally done during the day only. If you see a light out or other issues, please report it to Harvard Management.

All of the cylinders on the building locks have been worked on by Bering Lock and Safe. The cylinders are beginning to wear out. If your key does not work it may be worn out and you may need a new one. Please contact me if you wish to purchase a key. If you are copying keys at a hardware store or at the large box stores they are not accurate and will cause issues.

We would like to let everyone know that the Board will be having the roofs evaluated in the spring for any winter damage and any additional work that needs to be done. It was noted that when the original roofs were replaced a few years ago that some of the flashing around the vent pipes was not done, causing leaking around the vents. It was also noted by Prime Touch that over 20 feet of roof ridge was never installed. The Board had Sentry Roofing come back and fix the roof ridge issue as the roof is still under warrantee. Additional roof issues will be fixed this spring/summer.

We hope this additional email helps answer and clarify the questions that have been asked to-date.