

Special Board Meeting

2/28/2020

Meeting called to order at 5:02pm

Daphne Hofschulte, Chris Lancaster, Anthony Wiles, Susan Dupont, and Cliff Manning on line.

Agenda:

- Our current insurance company requiring amendment to the Declaration to continue coverage procedure.

- What procedure we would use if we decide to propose an amendment to the Declaration.

- Consideration of legal representation

- Immediate info needed for a quote from a different company

Info needed for a quote from a different company:

Daphne advised we have asked for a quote from Hale and Associates and Michael Hale indicated that he would go with Liberty Mutual because that is the best coverage for condo associations. The loss run sheet from LM did not show last claim made. Hale was advised that claim was still in the works. If we consider that item paid and decided then Daphne will advise Hale to go ahead with the quote.

Jerry Hollins on line at 5:05

Discussion:

After discussion Daphne proposed she would tell Mr. Hale that LM cut a check for this amount of money and if later there is any kind of reassessment, we can provide Mr. Hale with that information; in the meantime it allows him to go ahead and work on a quote for us.

All agreed to send him an email. Daphne will indicate that we have been advised to amend the declaration and will give him the website address to obtain the declaration.

Amend the Declaration/What Procedure to Use/Consideration of Legal Representation:

Discussion: Consensus that the declaration needs to be amended. Should we draft it and then run it by our attorney or do we want to have the attorney research the declaration and advise them of the request from LM and have the attorney come up with the rewritten one?

All present agreed to have the attorney look at the declaration and our insurance policy, in an effort to rewrite the declaration. We will also include the By-Laws. Daphne will draft a letter to the attorney.

Motion made to submit the Declaration and By-Laws to the attorney for a rewrite. Seconded. All board members voted aye. Motion passed.

Chris then suggested we request that the attorney includes that if a unit owner is filing an insurance claim against the HOA's insurance, that the owner must notify the board prior to the claim. Daphne will include this in the draft. This is for notification purposes only – not approval of the claim. Section 8.3 (d) of the Declaration read.

Daphne advised that 17 unit owner votes are required to adopt a new declaration. At that point it would be recorded and become legal, which would satisfy the insurance company's request.

Meeting adjourned at 5:49pm