

Proposed minutes June 16, 2009

Members present were Kathy Murri, Sheila Rhodes-Dow, Jenny Pelissier, Ron Michonski, Robin Levine. Wendy Kane and Dave LaMotte, property manager were absent.

The meeting was called to order at 7:15pm

The proposed minutes of the previous meeting were accepted as amended.

Property issues:

1) The Board has been notified that #83 has filed suit in Superior Court, individually and on behalf of the Homeowners at Laurel Park Condominium, against David LaMotte, dba Sunset Property Management, and the Trustees and Officers of The HALP Condominium Trust. The suit is alleging failure to maintain common areas and negligent hiring of property manager; mismanagement of condominium common areas; negligence of the Board to comply with governing document; negligence in the exercise of discretion to hire both a groundskeeper and a property manager; negligence and negligent infliction of emotional distress against Sunset Property Management; negligent infliction of emotional distress against the Board; declaratory judgment relief regarding interpretation of "Common Area" in section 6 of the Master Deed; and declaratory judgment regarding Interpretation of Section 11.8.14 of Declaration of Trust governing responsibility for maintenance of common areas surrounding individual units. The documents have been forwarded to our attorney and insurance company for defense. The EC has been advised by the HALP attorney not to discuss the case.

2) The EC revised the property management services proposed contract with Pancione and is planning to meet with them to fine tune the contract.

3) #60 requested approval of repair of the roof on that cottage. Approval was granted contingent on confirmation that there will be no dumpster and no storage of construction materials on site.

4) Next meeting of the HALP Executive Committee was set for Thursday July 2 at 7pm in the HALP office

Meeting was adjourned at 9:15pm