

RESOLUTIONS
2001

1/23/01

- All discussions regarding any issue at Board Meetings shall remain confidential until resolution of such issues.

2/28/01

- Eric Koster, counsel to the Association, will render an opinion on the Association's liability for interior damage when an exterior problem causes the damage.

3/14/01

- Eric Koster, counsel to the Association, will render an opinion as to the nature of the Phase III siding project; repair or replacement. As a repair the Association assumes financial responsibility and as a replacement the Phase assumes financial responsibility.
- Cemplank is the material of choice for re-siding the Phase III buildings, and the contract specifications will be prepared by Carnell Engineering.

3/21/01

- Cavallo Landscaping to be retained for one year to perform landscaping and snow removal services for the OFL Association.
- The BOD will meet with Phase III homeowners on April 1, 2001 at 11 a.m. to discuss the Board's decision to re-side Phase III with Cemplank.

3/28/01

- Code of Ethics for the Board of Directors was adopted and signed by all Directors.

4/26/01

- Blue Water and Jak's engaged to open and maintain OFL pool for the 1991 season.

5/8/01

- Carryover of excess profit from prior year carried over to this year.

6/27/01

- Acceptance of the Masonite Settlement Offering in the amount of \$ 240,528.94
- The side of one unit to be painted in Sandlewood / Chamois before final approval of the color to be used on all siding at Old Farm Lake.
- New Castle Police Department granted 'trespasser arrest authorization' for youths found trespassing on our condominium property after 8:00 p.m.

7/9/01

- Community wide notices to be sent out advising homeowners of a Big Brothers and Big Sisters, used clothing pick-up and an Audubon Society slide show and nature walk at OFL.

7/18/01

- Resident granted approval to replace all windows and doors, at homeowner's expense, as long as unit would not look different after completion.
- Color Buckskin by Benjamin Moore to be used to paint the complex.

7/25/01

- The Association penalty for either late assessment payments or rule infractions will be \$50. Per occurrence.
- Insurance proposal submitted by SKG for property and liability coverage is accepted.
- Requests by two homeowners to make special assessment payments on a modified schedule approved.

8/15/01

- Board members will communicate with Carnell Engineering only through Anker management representatives.
- Board members are authorized to enter into vendor contracts up to but not exceeding \$500. for products or services that the relevant board member has been authorized by the Board to oversee.
- Macchia Landscaping shall be retained by the Association to do handle slate replacement for several units if their bid is within 10% of competitor P+B.

9/24/01

- Pending survey results, up to \$4000 authorized to purchase the preferred piece of gym equipment.

11/20/01

- Decker Painting will be awarded the contract to paint Phase III after the installation of the new siding.