

Resolution To Amendmend 14.1.i

We are currently waiting for temperatures cool down so that working on the hot metal is safe for construction workers. Also, Dave Lewellen is coordinating final actions on proposal to seal roof boots.

- e. **Erosion:** The board has finalized plans to execute phases 1 & 2 of Alpha Marine's proposal to install shoreline erosion protection on our waterfront property. The VP has coordinated a potential start date for this work of late September. The President coordinated this action with the ARB and encouraged HLCA to join the work to continue the protection through their property to the Logan wall – they have agreed to join the effort and will coordinate their part with Alpha Marine. This work will be funded from POA reserve funds.
- f. **Reserve Study:** The Reserve Study was discussed. The maintenance coordinator indicated he would like to discuss a few issues with the contractor and make some adjustments to their timeline estimates. Once final adjustments are made the board will meet to discuss funding adjustments suggested in the Study.
- g. **Pavers:** The Maintenance Adviser advised actions to complete the paver sealing initiative will be completed on 30 July.
- h. **Insurance:** McCorkle and Johnson have reviewed the POA's insurance coverage during catastrophic damage. They have recommended the board adopt an interim resolution to clarify what is covered and document it in signed minutes. Concurrently, they have suggested we submit Amendment 17 to the owners for approval creating a permanent solution. Accordingly the following resolution is established pending approval of Amendment 17 to our Master Deed.

Section 14.1(i) is hereby deleted, and the following is inserted in lieu thereof:

“(i) A property insurance policy or policies affording fire, wind, hail and extended coverage insurance for and in an amount consistent with the full insurable replacement cost, less deductibles, of all buildings and structures within the Regime. Regardless of the boundaries of the Units, the insurance required by this paragraph shall include, without limitation, all portions of each building, the Units and Common Elements including Limited Common Elements, all foundations, roofs, roof structures, and exterior walls, including windows and doors and the framing therefore, together with all Residence Components, including the HVAC system serving the Units, all sheetrock and plaster board comprising the walls and ceilings of the Unit, and all fixtures, finishes, cabinets, fireplaces, outdoor kitchens, appliances and elevators of the type and quality initially installed by Declarant, or replacements thereof of like kind and quality, but shall not include any improvements or additions (including wall coverings and fixtures) made by or on behalf of any Owner other than those made by Declarant and shall exclude furnishings and other personal property within a Unit; and”

- i. **Smart Book:** Drafts inputs to all sections of the Smart Book or Standard Operating Procedures (SOP) have been submitted. The Treasurer will assemble the package for final review. This effort will establish our routine procedures for future boards.
- j. **Rules and Regulations:** The process to review our Rules and Regulations continues. The board continues to discuss the details.