Date: February 27, 2017

Present: Ann Walsh, Chair; Dave Zappone; Tom Donahue; Ed. Rymsza and Michael Moynahan, Trustee.

Meeting called to order @ 5:00 P.M.

Old Business:

1. Minutes of June 13, 2016, as emailed ratified.
2. Review of legal expenses for 2016 Actual $3655.00 vs. Budget $5000.00. Attorney reviewed expenses for 2016 were: Transom Rot Issues; Clarification/Code Restrictions regarding under aged daughter/mother over 55yrs. (caretaker); Laws of the Commonwealth regarding AED purchase liabilities and use for Clubhouse and complaint response.
3. Condo rate taxation query was completed. There are no towns or cities in the Commonwealth of Massachusetts that have condominium tax rate
4. FHA is disqualifying states from participating in states with Super Liens.

New Business:

1. Chair reviewed the Amendment Process for the O&M Amendment.
   
   This will be voted on at the Annual Meeting on April 19th.
   
   The Amendment must have a vote of 66 2/3% of the beneficial interest of the unit owners to pass.

2. CAI Federal Law Recorder was reviewed.
3. The Ham Radio Antenna with revision input from Condominium Association Institute has passed the House of Representatives, presently being studied by the Senate Commerce Committee.

This version of the bill gives strength to existing Condominium Master Deeds/Documents that document rules/restrictions to the Common area use for antennas etc.

4. Do we need to consider a Drone Policy?

The committee discussed that Federal Regulations and Commonwealth of Massachusetts laws and legislation may take care of this issue, as it is a "hot topic". Committee decided to table for now.

5. Chair discussed current issue referred to Management.

Use and Occupancy of Unit restrictions of the Bylaws.

Meeting adjourned @ approximately 6:00 P.M.

Respectfully submitted, Ann Walsh (Recorder)