

CLUBHOUSE Resolution 4/14/83

BE IT RESOLVED THAT:

THE Sunnybrook Association Levy A FEE FOR ANYONE OR ORGANIZATION USING THE CLUBHOUSE; THE FEE TO BE DETERMINED BY THE SUNNYBROOK ASSOCIATION BOARD OF DIRECTORS; AND THE FEE TO BE REVIEWED ANNUALLY BY SAID DIRECTORS.

THE FEE IS TO BE USED TO SUBSIDIZE THE COST OF UTILITIES, CLEANING, AND GENERAL UPKEEP.

A SEPARATE ACCOUNT IS TO BE ESTABLISHED FOR THE PURPOSE OF KEEPING ALL FEES SEPARATE FROM THE GENERAL ACCOUNT.

RESOLUTION NO 88-01

THE SUNNYBROOK ASSOCIATION, INC

RE: AUTHORIZING AND APPROVING ASSOCIATION CONTRIBUTION
IN COST OF EXTERIOR MAINTENANCE

WHEREAS, the condition of the exterior siding of certain older Living Units of the properties was in need of repair, and

WHEREAS, pursuant to the Declaration and By-Laws, this Board agreed to contribute 50% of the cost of repair and/or replacement of the siding, and

WHEREAS, it is the desire of the Board to authorize payment of 50% of the cost of future siding repair and/or replacement, now, therefore, be it

RESOLVED, that the Board of Directors authorizes the Association to contribute 50% of the cost of repair and/or replacement of vinyl siding on all Lots and Living Units located on the Properties, the remaining 50% to be paid by the respective Owner of the Lot involved.

Adopted:

3/14/88

RESOLUTION NO. 88-02

THE SUNNYBROOK ASSOCIATION, INC. **SUPERSEDED BY RESOLUTION 90 - 01**

RE: RESCINDING RESOLUTION NO. 79-03 AND APPOINTMENT
OF MARC P. ZYLBERBERG AS LEGAL COUNSEL FOR
ASSOCIATION

WHEREAS, Resolution 79-03 authorized the retention of the firm of Nardone & Nardone as legal counsel for the Association, and

WHEREAS, pursuant to Article 3, Section 7(i) of the By-Laws, the Board of Directors are granted the duties and powers to employ competent legal counsel to maintain the legal status of the Association, and

WHEREAS, the Board of Directors desires to retain Marc P. Zylberberg, Esq. to act as legal counsel for the Association in accordance with the terms and conditions set forth in the letter annexed hereto as Exhibit "A", now, therefore, be it

RESOLVED, that Resolution No. 79-03 dated August 1, 1979 is hereby rescinded, and be it further

RESOLVED, that Marc P. Zylberberg be retained as legal counsel for the Association.

Date Adopted:

RESOLUTION NO. 89-01

THE SUNNYBROOK ASSOCIATION, INC.

RE: APPROVAL OF CLUBHOUSE USAGE FORM

WHEREAS, it is the determination of the Association to allow the use of the clubhouse facilities by homeowners/renters for private purposes, and

WHEREAS, the Association has further determined that any and all homeowners/renters desiring to utilize the clubhouse facilities for private purposes must sign a usage form, containing a hold harmless clause to indemnify the Association from damage or injury which may occur, which usage form is annexed to this resolution, now, therefore, be it

RESOLVED, that the annexed Clubhouse Usage Form be and the same hereby is approved, and be it further

RESOLVED, that on the adoption of this resolution all homeowners/renters requesting to use the clubhouse facility for private purposes shall be required to execute this form.

Date Adopted: 1-9-89

INDEMNIFICATION. The Homeowner/Renter agrees to protect, defend, indemnify and hold the Association and its board free and harmless from and against any and all losses, claims, liens, demands and causes of action of every kind and character, including, but not limited to, the amount of judgment penalties, interest, court costs and legal fees incurred by the Association arising in favor of any party, including claims, liens, debts, personal injuries, death or damages to property (including property of the Association) and without limitation by enumeration all other claims or demands of every character occurring or in any way incident to, in connection with, or arising, directly or indirectly, out of the use of the Clubhouse. The Homeowner/Renter agrees to investigate, handle, respond to, provide defense for and defend any such claims, demands or suits at his/her sole expense and agrees to bear all other costs and expenses related thereto, even if such claims, demands or suits are groundless, false or fraudulent.

I have read and understand the terms of use of the clubhouse and agree to abide by them.

Witness:

Signature

Homeowner / Renter Signature

Print Name

Date _____

RESOLUTION NO. 88-02

THE SUNNYBROOK ASSOCIATION, INC.

RE: GARAGE DOORS

RESOLVED, that The Sunnybrook Association, Inc. will no longer be responsible for replacing garage doors on those units having a garage except where damage has been caused by an employee of the Association; i.e., during snowplowing.

Adopted: 4-30-90

THE FIRST NATIONAL BANK OF HIGHLAND

RESOLUTION NO. 88-03

THE SUNNYBROOK ASSOCIATION, INC.

RE: AUTHORIZING AND APPROVING ASSOCIATION CONTRIBUTION TO COST
OF ROOF REPLACEMENT

WHEREAS, the condition of the roofs of many, if not all, of the Living Units of the properties are in need of replacement, and

WHEREAS, pursuant to the Declaration and By-Laws, this Board agrees to contribute 50% of the cost of replacement of the roofs, and

WHEREAS, the owners of those Units that have been reroofed within the past five years will receive partial repayment, such repayment to be determined by the Board of Directors, and

WHEREAS, it is the desire of the Board to authorize payment of 50% of the cost of future roof replacement, now, therefore, be it

RESOLVED, that the Board of Directors authorizes the Association to contribute 50% of the replacement of roofs on Lots and Living Units located on the Properties, the remaining 50% to be paid by the respective Owner of the Lot involved, and

BE IT FURTHER RESOLVED, that it is the desire of the Board to maintain conformity within the Community. Therefore, the work will be performed by a contractor or contractors of the Board's choosing; and the Board will set the standards for materials to be used in the replacement of the roofs.

Adopted: July 30, 1990

RESOLUTION NO. 90-01

SUPERSEDED BY RESOLUTION 98 - 04

THE SUNNYBROOK ASSOCIATION, INC.

RE: RESCINDING RESOLUTION NO. 88-02 AND APPOINTMENT OF
LISA RUBENSTEIN AS LEGAL COUNSEL FOR THE ASSOCIATION

WHEREAS, Resolution 88-02 authorized the retention of Marc P. Zylberberg, Esq. as legal counsel for the Association, and

WHEREAS, pursuant to Article 3, Section 7(i) of the Bylaws, the Board of Directors are granted the duties and powers to employ competent legal counsel to maintain the legal status of the Association, and

WHEREAS, the Board of Directors desires to retain Lisa E. Rubenstein, Esq. to act as legal counsel for the Association, in accordance with the terms and conditions set forth in the letter annexed hereto as Exhibit "A", now, therefore, be it

RESOLVED, that Resolution No. 88-02 dated February 15, 1988 is hereby rescinded, and be it further

RESOLVED, that Lisa E. Rubenstein be retained as legal counsel for the Association.

Date Adopted: October 15, 1990



The Sunnybrook Association, Inc.

P. O. BOX 934 (TOC ROAD)
HIGHLAND, NEW YORK 12528

RESOLUTION NO. 90-04

THE SUNNYBROOK ASSOCIATION, INC.

RE: AUTHORIZING DEDICATION OF SUNNYBROOK CIRCLE TO THE TOWN OF
LLOYD

RESOLVED, that by a unanimous vote of homeowners present at the Annual Meeting of The Sunnybrook Association, Inc., held on Sunday, November 4, 1990, the President of the Board of Directors of said Association be authorized to sign dedication papers dedicating Sunnybrook Circle, a road of 33 feet, two rods, to the Town of Lloyd, and

WHEREAS, the Town Board and the Highway Superintendent have agreed to accept such road, it being 33 feet, two rods,

NOW THEREFORE BE IT RESOLVED, that the President of The Board of Directors of said Association is hereby authorized to sign any dedication documents necessary to complete the transfer.

Adopted: November 4, 1990



Sunnybrook Association

6 Main Street
Suite 311
Highland NY 12528

Phone: 914-691-7388
FAX:
email: Sunnybrook@vh.net

Monday , October 6, 1997

POLICY RESOLUTION # 97-01

of the , Sunnybrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to ; The creation of a CAPITOL RESERVE ACCOUNT.

WHEREAS: Artical V , Section 1. , of the Amended and Restated Declaration of Covenants and Restrictions , creates a Lien and Personal Obligation of Assessments ; on each Owner of a Living Unit ; and therefore each owner agrees to pay to the Association a ; " **General Assessment or Charges** " and;

WHEREAS: Article V , Section 3. , States that the general assessment be paid monthly, and provides for the Board to set new rates as needed in the future, and Section 3. , gives the Board the power to " establish a " **reserve fund** " ;

Now , therefore, be it resolved that a **Capitol Reserve Account** be created, and that deposits be made monthly equal to TEN PERCENT (10%) of the collected monthly General Assessment , and that this percentage apply to the current as well as all future monthly assessments as set by the Board.

Attest:

George Clinton , President

Darlene Zappone , Secretary

Date Adopted : _____



Sunnybrook Association

6 Main Street
Suite 311
Highland NY 12528

Phone: 914-691-7388
FAX:
email: Sunnybrook@vh.net

Monday , January 12 , 1998

POLICY RESOLUTION # 98-01

of the , Sunnybrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to ; Animals (Pets) " running at large " on Sunnybrook
Common Properties.

WHEREAS: Article IX , Section 5 . , of the Amended and Restated Declaration
of Covenants and Restrictions , states " that dogs , cats or
other common household pets may be kept " and ;

WHEREAS: Article III , Section 1. , States that " every member shall Have a
right and easement of enjoyment in and to the Common Areas ..."
and ;

WHEREAS: Chapter 49 subsection 49-2 , of the LLOYD CODE states that ;
" Except as herein expressly permitted, no person shall allow ,
permit or suffer any animal or fowl to run at large in the Town of
Lloyd. " and ;

WHEREAS: Chapter 49 subsection 49-1 , Defines RUNNING AT LARGE or TO
RUN AT LARGE as ; " Allowing any such animal or fowl to be
loose , in any place other than upon the lands of the owner thereof
or upon property which the person having control of such animal
or animals , fowl or fowls , shall be authorized or permitted to use
for such purpose , " and ;

WHEREAS: The adoption of this resolution will not interfere with any
members right to enjoy the Common Areas.

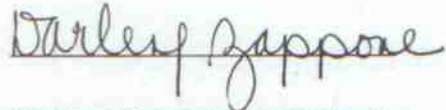
Now Therefore , be it resolved that no persons or persons shall be Authorized or
permitted to allow any " pet " , animal or animals to run (be) loose on any of the
Common Areas belonging to the Sunnybrook Association.

It is the intention of this resolution that all " PETS " be leashed while on Sunnybrook Common Areas.

Attest:



George Clinton , President



Darlene Zappone , Secretary

Date Adopted : January 12, 1998



Sunnybrook Association

6 Main Street
Suite 311
Highland NY 12528

Phone: 914-691-7388
FAX:
email: Sunnybrook@vh.net

Tuesday May 26 , 1998

POLICY RESOLUTION # 98-02

of the , Sunnybrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to ; A Capitol Improvement Loan

WHEREAS: Article III , Section 7 (a) , of the By-laws of The Sunnybrook Association , Inc., states that part of the duties of the Board of Directors shall be , " maintain, care for , repair, replace, clear, reconstruct,..... , and protect the Common Areas of the Association," and

WHEREAS: Article III , Section 7 (b) , States that the Board shall have the power to , " establish, levy, assess , and collect and to use said moneys for the operation and maintenance of the Common Properties and Facilities, the exterior of the living units, their grounds, walks, driveways, and parking areas, Etc." and

WHEREAS: Article III, Section 7 (c) , States that the Board shall have the Power to , " Buy , sell , mortgage , lease , rent , borrow , or do any other act which may alter or change the assets of the Association ;....." and

WHEREAS: The buildings , grounds , walkways, parking areas and Common areas are in need of repair. and

WHEREAS: The present finances of the Association do not permit the commencement of said repairs. and

WHEREAS: The adoption of this Resolution will not" substantially alter or change the capital structure, or property ownership of the Association....."


Now Therefor, be it Resolved, that The Board of Directors apply for and obtain a loan from The First Hudson Valley Bank, in the amount of One Hundred Thousand Dollars (\$ 100,000.00) for a term not to exceed Seven (7) years, and with an interest rate not to exceed ten percent (10%).

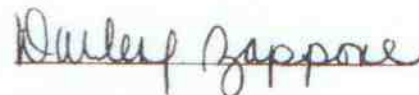
Be it also Resolved , that said loan be used for the repair , and maintenance of Common areas, building exteriors, walkways, and parking lots as needed.

And it is further Resolved that the Treasure , Frank Sarli is authorized to execute all documents on behalf of Sunnybrook Association Inc. in connection therewith.



Attest:


Joe Kurry , Vice President



Darlene Zappone , Secretary

Date Adopted : 5-26-98

Sunnybrook Association

6 Main Street
Suite 311
Highland NY 12528

Phone: 914-691-7388
FAX:
email: Sunnybrook@vh.net

Monday ,April 6 , 1998

POLICY RESOLUTION # 98-03

of the , Sunnybrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to ; Retaining an Environmental Attorney

WHEREAS: Article III , Section 7 (a) , of the By-laws of The Sunnybrook Association , Inc., states that part of the duties of the Board of Directors shall be , "..... , and protect the Common Areas of the Association," and

WHEREAS: Article III , Section 7 (k) , States that the Board shall have the power to , " .. insure against loss from fire, vandalism, or any other cause." and

WHEREAS: Article III, Section 7 (o) , States that the Board shall have, " All other lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association; and the Board, in it's discretion, may do or cause to be done all lawful acts and things that are not by law, by these By-laws or otherwise directed or required to be done or exercised by members of the Association or owners of living units, or by others. " and

WHEREAS: At the request of the Board Vincent J. Catalano, Jr. Attorney and Counselor at Law Reviewed the By-laws of the Association and determined that it was within the powers of the Board to take such action. and

WHEREAS: Sunnybrook has in the form of , odor, noise, siltation of our stream and projected reduction of our unit resale value, suffered damage by the commencement of work on the Willberry Active Senior Citizen Housing Project. and

WHEREAS: On April second a special meeting was held to discuss and vote on the proposal to hire an Environmental Attorney. and

WHEREAS: At the special meeting a motion was made that the Board retain an Environmental Attorney and that all fees required be paid out of the Associations Savings Account , up to a Ten Thousand Dollar (\$10,000) limit. and

WHEREAS: A written vote on the above mentioned motion , by Members present , by proxy and by written handed in ballot resulted in the motion being carried by a 38 yes to 9 no vote.

NOW THEREFORE, BE IT RESOLVED that the Board retain James Bacon Esq. to represent the Association and its concerns with respect to the environmental impact of the Willberry Corp. project on Sunnybrook.



Attest:

A handwritten signature in cursive script, appearing to read "George Clinton".

George Clinton , President

A handwritten signature in cursive script, appearing to read "Darlene Zappone".

Darlene Zappone , Secretary

Date Adopted : 4-6-78

Sunnybrook Association

6 Main Street
Suite 311
Highland NY 12528

Phone: 914-691-7388
FAX:
email: Sunnybrook@vh.net

Monday , April 20 , 1998

POLICY RESOLUTION # 98-04

of the , Sunnybrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to ; Appointment of Vincent J. Catalano Jr. as Legal
Counsel for the Association

WHEREAS: Article III , Section 7 (1) , of the By-laws of The Sunnybrook Association , Inc., states that part of the duties of the Board of Directors shall be , " , and to employ competent legal counsel and accountants to maintain the legal status of the Association." and

WHEREAS: Current Counsel is siting conflicts of interest and declining to initiate actions on behalf of the Association on more occasions.
and

WHEREAS: The Board has met with interviewed and received a written fee schedule from Vincent J. Catalano Jr. and

WHEREAS: The Board voted unanimously to appoint Vincent J. Catalano as legal counsel for the Association.

NOW THEREFORE, BE IT RESOLVED that all previous resolutions pertaining to appointment of Legal Counsel for the Sunnybrook Association, Inc. are hereby rescinded, and be it further

RESOLVED that Vincent J. Catalano Jr. be retained as Legal Counsel for the Association.



Attest:

A handwritten signature in cursive script, appearing to read "G. Clinton", written over a horizontal line.

George Clinton , President

A handwritten signature in cursive script, appearing to read "Darlene Zappone", written over a horizontal line.

Darlene Zappone , Secretary

Date Adopted : 4-20-98