

October 4, 2006

POLICY RESOLUTION 2006-01

OF The SunnyBrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to: Purchase of new truck loan

WHEREAS: Article III, Section 7 (a) of the Bylaws 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 in order to do that the purchase of a new truck with a plow, and sander is deemed necessary 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 monies 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 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 present truck is not capable of meeting the demands needed to maintain the grounds, walkways, and parking areas and

WHEREAS: The present finances of the Association do not permit the outright purchase of said vehicle, and

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

Now, therefore, be it Resolved that the Board of Directors apply for and obtain a loan from the Mid-Hudson Federal Credit Union, in the amount of Twenty Five Thousand Dollars (\$25,000.00) for a term not to exceed three (3) years and with an interest rate not to exceed (10%).

And it is further resolved that the Treasurer, George E. Fuhrmann is authorized to execute all documents on behalf of the SunnyBrook Association Inc. in connection therewith.

Attest:


Kevin R. Doyle, President


Elaine A. Rhodes, Acting Secretary

Date adopted: 10/16/06



The Sunnybrook Association, Inc.

60 Toc Drive
Highland, NY 12528
845-691-7388 phone
845-691-8901 fax

POLICY RESOLUTION # 2006-02

OF THE SunnyBrook Association, Inc.
Town of Lloyd
County of Ulster
State of New York

A Resolution pertaining to: Late fees

WHEREAS: Article III Section 7 (g), of the By-laws of the SunnyBrook Association, Inc. states that one of the duties of the Board of Directors shall be: "To collect delinquent assessments and to employ the provisions and powers set forth in the Declaration, to collect, foreclose, execute, or levy against any member or lot which is delinquent," and

WHEREAS: Article III Section 7(n) of the By-laws of the SunnyBrook Association, Inc. states that one of the duties of the Board of Directors shall be; "To make, and enforce compliance with, such Rules and Regulations relative to the use and occupancy of the Living Units, the operation and use of the common Areas and to amend the same from time to time as it deems reasonable and necessary,..."and

WHEREAS: Article Section 7 (o) of the By-laws of the SunnyBrook Association, Inc. States that one of the duties of the Board of Directors shall be; "All other lawful powers and duties necessary for the proper conduct and administration of the Affairs of the Association..."and

WHEREAS: Un-collected monthly assessments are rising, creating an undue burden on the Association's finances.

NOW THEREFORE BE IT RESOLVED, that

1. A late fee of \$25.00 be assessed to any account with any balance (including but not limited to, regular assessment, special assessment, fines or legal fee) remaining unpaid on the fifteenth of each month.
2. The Late Fee together with any unpaid balance shall be subject to all provisions of Article V Section 6 "Default" of the Association Covenants and Restrictions.
3. This Resolution shall be made effective on January 1, 2007.



ATTEST:

Kevin R. Doyle
Kevin R. Doyle, President

Elaine Rhodes
Elaine Rhodes, Acting Secretary

DATE ADOPTED - NOV. 13, 2006.

Sunnybrook Association

60 Toc Drive
Highland, NY 12528

Phone: (845) 691-7388

Monday, June 16, 2008

POLICY RESOLUTION #2008-01

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

A Resolution pertaining to: Pool Rules, Guests and Parties and Amending Policy Resolution #99-01


WHEREAS: Article III, Section 7 (i), of the By-laws of The Sunnybrook Association, Inc., states that part of the duties of the Board of Directors shall be, "To make, and enforce compliance with, such Rules and Regulations relative to the use and occupancy of the Living units, the operation and the use of the Common Areas and to amend the same as it deems reasonable and necessary..." and,

WHEREAS: A Certified Pool Operator has been hired to perform all functions associated with the daily operation of the pool. and,

WHEREAS: This action necessitates changes to the pool rules.

NOW, THEREFORE, BE IT RESOLVED that, The Pool Safety Rules be revised as per the document attached.

Attest:


Kevin Doyle, President


Elaine Rhodes, Secretary

Date Adopted: 6/23/08

