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**Subject:** Wood Replacement Project Update

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**From:** SPM (seprma@verizon.net)

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**To:** seprma@verizon.net;

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**Date:** Friday, March 11, 2016 2:01 PM

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Hello Northface Resort Neighbors,

It has been four months since our annual meeting; and if you recall, during that meeting, the need for a large assessment to replace decks, stairs and railings on buildings 1 to 4 was discussed. Also decided at the annual owners' meeting was to have a special owners meeting in April 2016 to discuss the project further and determine the amount of any necessary special assessment.

Since that time, the NF Board has been researching other options, such as repairing/replacing the rotted wood areas with new wood, in lieu of vinyl replacements. It is our hope that this will eliminate, or at least greatly reduce, the need for an assessment.

An RFP was developed which includes the identifying of the wooden areas needing repair/replacement and prioritizing the repairs/replacements needed. We have sent requests for proposals to 8 local contractors and are awaiting bids. We don't know if it is because of the Winter snow season but these contractors have been slow to respond; so we are reaching out to all of them again as a reminder.

Due to the slow response of the bid solicitation, we are letting you know that there will not be a special owners meeting in April 2016. We will let you know if there will be a special meeting, based on the results of the incoming bids.

Please do not hesitate to contact us if you have any questions.

Best Regards,

Tony Almeida, President

Joe Mooney, Vice President

Ray Berthiaume, Treasurer

Lisa Venditti, Secretary

Gary Page, Member-at-large

NF-ExBd/kab