

Information Sheet
Proposal for a
Special Assessment
to cover the cost of new West side windows.

The windows on the East side of the building were replaced in 2012 because of structural damage caused by water leaking through the windows into the walls and causing massive erosion of the metal studs and dry wall. The by-laws in place at the time permitted one-time Special Assessments to correct structural damage to the building. The costs of this replacement were covered in part by the Plaza Association (structural repairs) and in part by a Special Assessment (cost of windows) because of continued structural damage.

The windows on the West side of the building were installed in 1985 and by any measurable criterion have exceeded their usable lifespan; witness the fogging panes, oxidized frames and ill fitting, broken, or missing screens. Many owners have asked about a replacement program. As you know, structural damage to the East wall allowed the Board to impose a Special Assessment for the East wall window replacement. The new by-laws do not allow the Board to unilaterally impose a special assessment exceeding 15% of the budget. Such action requires the approval of 60% of the owners. The Board also recognizes that the costs of the window and of installation would make any assessment covering both almost prohibitive.

At its October meeting, the Board weighed the options and settled on a proposal for a shared cost program. The owners will be asked to approve a Special Assessment to cover the cost of the windows themselves (\$625) and the Association will cover the costs of installation..

This proposal will be offered for discussion and vote at a Special Meeting of the Council of Unit Owners on November 12th, 2016 at the Plaza. ***If the proposal passes***, the Board will adopt the proposal and levy a Special Assessment on each unit for the cost of 1 or 2 windows depending on unit location and size. This assessment will be levied on all unit owners whether they voted for or against the proposal and will be enforceable under provisions of the by-laws.

We hope you will be able to attend the Special Meeting. If not, please forward your proxy(s)/ballot(s) no later than November 7th 2016. If you have any questions feel free to contact me at stdamas@aol.com.

Frank Dauteuil
Board Secretary
Council of Unit Owners