

**RESOLUTION OF CYPRESS STRAND CONDOMINIUM ASSOCIATION, INC.,
REGARDING THE ESTABLISHMENT OF A RE-ROOFING COMMITTEE CHARTER**

WHEREAS, The Declaration provides that the Association is responsible for the repair and replacement of the 47 building and clubhouse roofs, and

WHEREAS, at the time of the construction of the forty-seven (47) residential buildings in Cypress Strand, the tile roofs were considered to have a life of 20 years, and

WHEREAS, the recent number of reported roof leaks and input from the roofer has indicated that the roof underlayments are deteriorating at a greater rate than anticipated, and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association to establish a plan to replace roofs earlier than expected but not as to deplete the roof reserves before all roofs are completed, and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association to establish a committee to advise the Board of Directors in the formation of a plan for replacing the Association roofs and conduct of solicitation and source selection of qualified roofers to achieve same,

NOW THEREFORE IT BE RESOLVED the Board of Directors herewith establishes the Cypress Strand Re-Roofing Committee. (RRC)

1.1. MISSION: THE MISSION OF THE RRC SHALL BE TO DEVELOP A STRATEGY FOR THE REPLACEMENT OF THE ASSOCIATION ROOFS. THEY SHALL ESTABLISH A PLAN, CONDUCT SOURCE SELECTION AND MONITOR THE REPLACEMENT OF THE ASSOCIATION ROOFS

2.2. Number of Members: The CSCC shall have no more than five members.

3.3. Appointment/Removal of Members: The Board shall appoint unit owners of the Association to serve as members of the RRC and shall appoint a Board member to serve as chairperson. The chairperson shall also select one committee member to serve as co-chair to act in his/her absence.

4.Term: Members of the RRC serve at the discretion of the Board of Directors and may be removed by a majority vote of the Board of Directors. Unless removed by the Board, the term of membership on the Committee shall be for one year from the date of appointment.

5.Role: The role of the Committee is to develop a strategy for roof replacement, establish a plan for the replacements within budgetary constraints; conduct the source selection and monitoring of the actual replacement program.

6.Committee Meetings: The RRC shall meet at a time and place determined by the chairperson of the committee. A quorum of at least three (3) members of the committee must be present to conduct a meeting.

7.Reports: The RRC shall report progress to the Board at each regularly scheduled Board meeting or earlier if requested by the Board. The Committee will also provide minutes of any meetings to the Association Manager.

Dated this 21 day of August 2019

**CYPRESS STRAND CONDOMINIUM
ASSOCIATION, INC.**

Dorben Wingard
Dorben Wingard AS SECRETARY