

RESOLUTION NO. 98-4

ROOF REPAIR RESOLUTION

WHEREAS, the Board of Trustees of Society Hill at Piscataway Condominium Association, Inc. is desirous of establishing a consistent policy with respect to the procedure involved in the repair of roofs located in the Society Hill complex; and

WHEREAS, the Board is also concerned regarding potential liability regarding the improper repair of roofs located within the complex; and

WHEREAS, the Board is of the opinion that it is in the best interest of the Association;

NOW, THEREFORE, be is resolved as follows:

1. In the event that Management receives a complaint from any unit owner pertaining to a roof leak located within an individual unit, Management shall direct the Association's maintenance company to respond to the unit for purposes of inspecting the leak and repairing the same.

2. In the event that there is a second complaint regarding a roof leak located within the same unit, Management shall again direct the Association's maintenance personnel to again respond to the unit for purposes of inspecting the leak and repairing the same.

3. In the event that there is a third complaint regarding a third roof leak located within the same unit during a period of one year from the first complaint of a roof leak located within the same unit, then, in that event, Management shall have the discretion to retain the services of a roofing contractor to inspect the roof on the unit and/or repair the same. The retention of a roofing expert can be made without the formal approval of the Board of Trustees of Society Hill at Piscataway Condominium Association, Inc.

4. It is understood that if, in the opinion of Management, the roof leak does not require the services of a roofing contractor, there shall be no obligation to contract with such roofing contractor.

ADOPTED:

on a roll call vote as follows:

	For	Against	Abstain
Thomas Renahan	_____	_____	_____
Gerald Adelman	_____	_____	_____
Carol Povich	_____	_____	_____
Joanne O'Beirne	_____	_____	_____
Barry Allen	_____	_____	_____
Joseph Robbins	_____	_____	_____
Madan Sharma	_____	_____	_____

I certify that this is a true copy of the Resolution.

\_\_\_\_\_  
Secretary