

RESOLUTION OF THE COUNCIL OF  
SEAPOINTE VILLAGE II CONDOMINIUM ASSOCIATION, INC.  
CONCERNING RESERVE STUDY

The following Resolution was unanimously approved by all Members of the Council of Seapointe Village II Condominium Association, Inc., a New Jersey non-profit corporation (the "Association"), pursuant to N.J.S.A. 15A:1-1 et seq. and the Bylaws of the Association, at a duly called meeting.

WHEREAS, the Council, pursuant to Section 7.18(d)(4) of the By-Laws, is under a duty to establish and maintain an adequate reserve fund for periodic maintenance, repairing and replacement of common elements;

WHEREAS, the Association, acting through its Council, has established a policy on maintaining, repairing and replacing the common elements including, but not limited to (1) preparing a maintenance program and record keeping log; (2) preparing a deferred maintenance program with the assistance of an engineer; (3) create budgetary provisions for maintenance and reserve contributions and (4) preparing, with the assistance of an engineer, a capital reserve study establishing cash reserve requirements for the replacement, as and when necessary, of capital components;

WHEREAS, the Seapointe Village Master Association Council has unanimously adopted the Ten Fiscal Initiatives in March 1997 into the standard operating procedures for Seapointe Village;

WHEREAS, the Seapointe Village II Council has unanimously adopted the Ten Fiscal Initiatives:

WHEREAS, the Ten Fiscal Initiatives include, but not limited to, the implementation and monitoring of a computerized tracking of preventive maintenance tasks, schedules and procedures for the key operating equipment and systems and completion logs at Seapointe Village;

WHEREAS, Kipcon Engineers, Inc., Seapointe Village II consulting engineers, reported that a preventive maintenance program can add 50% to the expected useful life of some items;

WHEREAS, Wilken & Guttenplan, Seapointe Village II accountants, stated that an acceptable time frame for performance of periodic reserve study updates is every three (3) to five (5) years;

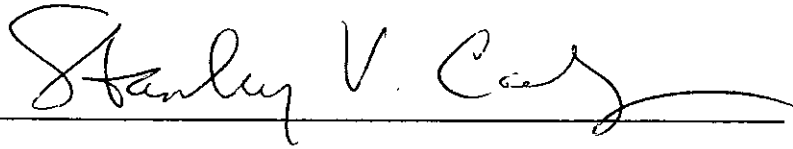
NOW, THEREFORE, BE IT:

RESOLVED, That the Seapointe Village II Council shall retain the services of a professional engineer, or such other outside professional, as Council may deem necessary, to update, from time to time, but no less frequently than every five (5) years, the capital replacement reserve study on its capital components maintained by the Association, in custodial of the Seapointe Village General Manager.

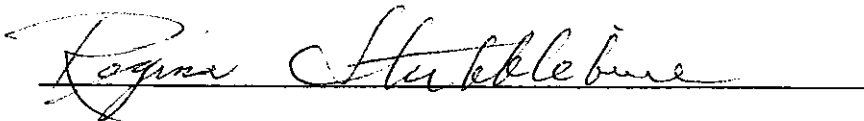
RESOLVED, That the Seapointe Village II Council is authorized to take whatever steps necessary to carry out the intent of the foregoing Resolution.

The foregoing Resolution has been adopted by unanimous consent of the Seapointe Village II Council on November 14, 1998 and effective immediately.

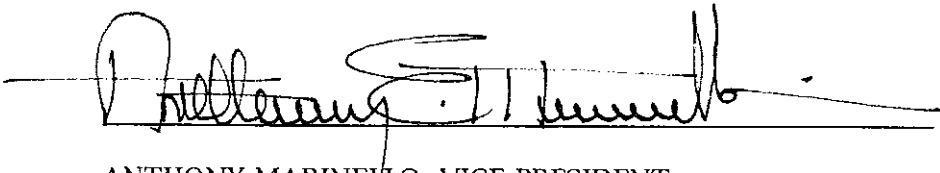
SEAPOINTE VILLAGE II COUNCIL MEMBERS:



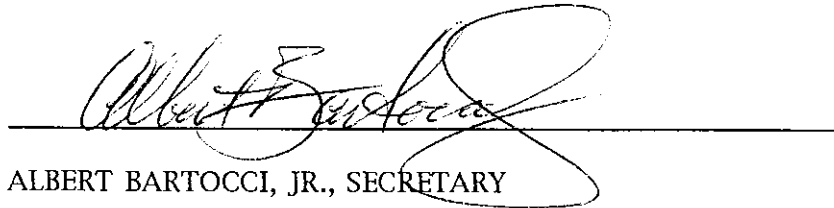
STANLEY V. CACH JR., PRESIDENT



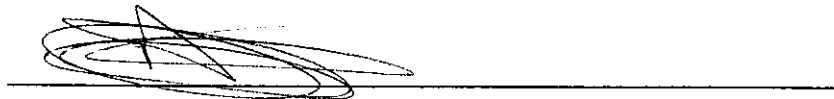
REGINA STUBBLEBINE, VICE PRESIDENT



ANTHONY MARINELO, VICE PRESIDENT



ALBERT BARTOCCI, JR., SECRETARY



PAT D'IMPERIO, TREASURER