

**BOARD RESOLUTION 2021-1
VINTAGE GRAND CONDOMINIUM ASSOCIATION, INC**

Whereas, it is in the best interests of the community that the costs of water and sewer utility services billed to the Association are promptly paid by the individual unit owners via the sub-metering system in accordance with Section 7.1 of the Declaration of Condominium, as amended in 2020, and

Whereas, the Board adopted Resolution 2020-1, copy attached, on June 1, 2020, and

Whereas, the Association is able to ascertain the actual amount of water supplied to a unit as part of the process of replacing defective water meter equipment and/or wiring, and

Whereas some unit owners have failed to pay for the cost of water and sewer utility services provided to their unit necessitating that the Association take further action to collect outstanding amounts due, and

Whereas, the Board of Directors has determined that it is necessary to delete and replace Paragraph 5 of the 2020-1 Resolution to limit the offer to cap outstanding charges and to otherwise authorize and clarify collection procedures.

Now therefore, upon due consideration of the foregoing, the Board of Directors adopted the following Resolution at a duly noticed and convened Board meeting held on April 13, 2021.

1. The foregoing recitals are true and correct and incorporated herein.
2. A charge for documented water and sewer utility services that were provided to a unit owner plus any applicable fixed charges and administrative fees shall be invoiced to that unit owner. The form of Invoice is attached as Exhibit A. If payment is received by the Association within thirty (30) days from the date of the Invoice, the amount charged for water usage not billed via the normal monthly procedure due to defective water metering equipment and/or wiring shall be capped at \$250 per unit. The offer to cap the liability of the unit owner shall be automatically revoked in the event full payment is not received within thirty (30) days from the date of the Invoice and the Association shall thereafter demand and pursue full payment for all water supplied to the unit together with the costs of collection, including reasonable attorney fees and court costs. The Association may pursue one or more of the collection procedures set forth in Section 7.1 of the Declaration of Condominium and other remedies available in law or equity.
3. The remainder of Board Resolution 2020-1 shall remain unchanged.

Dated: April 13 2021


_____, Secretary