

Notice to Nordland Homeowners:

The Board of Directors have asked me to convey to you their thanks for giving consideration to the Nordland @ SmuggsRenewal Opportunities / 2016. Based upon the enthusiasm of the Board and from the feedback received, they are pleased to proceed with the approval process for the Renovation Project. The Scope of Work and Preliminary Budgets for the Renewal Project will be tabled at the Nov. 14th Board meeting.

See below for details regarding **TWO** meetings to be held to adopt and ratify the 2017 Budget for Nordland.

1st Meeting - Monday November 14, 2016 at 7:00 PM: Directors' Meeting by teleconference

In order to set the budget for 2017 and accomplish the improvements, the Nordland Directors will meet on Monday evening at 7:00 PM by teleconference to review the project scope and estimated costs for the common area improvement project, as well as the anticipated operating expenses for 2017. Before the close of the meeting, they will exercise their duty to adopt a budget and the amounts to be assessed each Nordland Home and Commercial Space. They will also set an invoicing schedule and due dates for the payment of the adopted assessments. Homeowners are welcome to call in and attend this teleconference meeting to review the information, ask questions and make comments.

Call in number and code

Call the toll free number 1-888-481-3032

Enter the participant Code – 571284# and follow the prompts to join the call.

2nd Meeting - Monday November 28th 2016 at 4:00 PM: Homeowners' Meeting to ratify or reject the budget as adopted

According to the Nordland Bylaws and the Vermont Condominium Statutes, once the Directors have adopted a budget, the budget and assessment schedule will be sent to homeowners and a meeting of the Nordland homeowners by teleconference will be held to ratify or reject the adopted budget.

Rejection of the budget requires a majority of homeowners as calculated by their percent of undivided common interest ownership in the Nordland Condominium Association to attend this meeting scheduled for November 28th and vote to reject the budget. With a quorum present, ratification will be achieved by a majority vote from those in attendance at this meeting or, should there be insufficient homes present in person and by proxy to achieve a quorum at this meeting, the budget will be ratified by default.

To attend and participate - Call the toll free number 1-888-481-3032

Enter the participant Code – 571284# and follow the prompts to join the call.

We hope you will be able to attend the meetings and participate in this budget process.

Regards

Joe Ingram
Agent for Nordland
joe@snha.net

On behalf of the Nordland Directors
Ron Graham N21
Hugh Thom N17
Ruth Mayville (SNMC designated representative for Commercial Space and Club Owners)