



**Horizons Condominium Owners Association
Special Meeting of the Membership
Saturday, June 13, 2026 | 9:00am**

The Annual Meeting of Horizons Condominium Owners Association (the “Association”) was duly held via Zoom on June 13, 2026

There were present:

x	Michael Coscia
x	Ed Chamberland
x	Tom Tremblay
x	Michele Butler
x	Michael Abbott
x	Lorraine Ilsley
x	Vinny Zaccardi

Constituting a majority of the directors. Members attended via zoom and by Proxy.

ITEM I. Call to Order

Michael Coscia

ITEM II. Establishment of a Quorum

Michele Butler

- 59 members present, either in person or via proxy, constituting a quorum.

ITEM III. Loan Resolution

Michael Coscia

- Consideration of the Loan Resolution document enclosed with this Special Meeting Notice, and voting as follows:

Vote on Loan Resolution to approve/authorize the Board to borrow up to up to \$700,000 to fund the Association’s roof replacement project on the main building and three cottages, the elevator modernization, and removal of asbestos from the basement crawl space, and associated work.

MOTION WAS MADE BY LORRAINE ILSLEY AND 2ND BY ED CHAMBERLAND TO APPROVE THE LOAN RESOLUTION AS PRESENTED. VOTE WAS 49 TO APPROVE, 10 TO NOT APPROVE. MOTION IS PASSED BY A MAJORITY OF THE MEMBERSHIP.

ITEM IV. Adjournment

With no further items of discussion:

MOTION WAS MADE BY MICHELE BUTLER AND 2ND BY ED CHAMBERLAND TO ADJOURN THE JUNE 13, 2026 SPECIAL MEETING. VOTE WAS UNANIMOUS TO APPROVE.

Meeting adjourned at 9:45 a.m.

Respectfully Submitted,

Michele Butler

Secretary