

**LINDEN CONDOMONIUM UNIT OWNERS ASSOCIATION  
POLICY RESOLUTION NO. 20-01**

**Concerning Requirement to Obtain Multiple Proposals for Major Work**

**WHEREAS**, Article III, Section 2, of the Bylaws assigns the Board of Directors with “all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association” and states that the Board of Directors “may do all such acts and things as are not by the Condominium Act, the Declaration or by these Bylaws required to be exercised and done by the Unit Owners Association,” and

**WHEREAS**, in exercise of the said authority the Board has determined that ordinary and reasonable care requires the consideration of multiple competitive proposals for major work in order to ensure the Unit Owners Association is getting the best possible cost and service; and

**WHEREAS**, in order to institutionalize this practice the Board has determined that it is in the best interest of the Unit Owners Association to adopt a resolution establishing a requirement for the Unit Owners Association to most cost-effectively expend resources on contractual services by obtaining multiple proposals for major work except in emergency situations when competitive bidding is not possible.

**NOW THEREFORE, BE IT RESOLVED THAT** that Board duly adopts the following Rules and Regulations:

**I. REQUIREMENT FOR MULTIPLE PROPOSALS FOR MAJOR WORK**

A. The Board shall consider no less than three (3) written proposals from separate vendors for any work that will cost \$1,000.00 or more prior to approving any contract and expenditure of funds.

B. While not required, the Board shall seek to consider multiple proposals from separate vendors for work costing less than \$1,000.00.

**II. EMERGENCY EXCEPTIONS**

A. In emergency situations when obtaining three (3) written proposals from separate vendors for work costing \$1,000.00 or more is not possible, the Board may waive this requirement with the unanimous affirmative consent of all Directors.


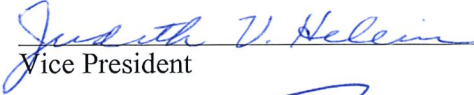

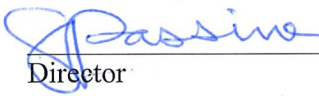
The effective date of this Resolution shall be May 18, 2020.

  
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Board President

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors held May 18, 2020.

Motion by: Brian Mazanec Seconded by: Judith Helein

VOTE:	YES	NO	ABSTAIN	ABSENT
 _____ President	X			
 _____ Vice President	X			
 _____ Treasurer			X	
 _____ - Secretary	X			
 _____ Director	X			

Resolution effective: May 18, 2020