

**Minutes of a Special Meeting of a Class of Homeowners**  
**March 2, 2005**

Purpose of Special Meeting: For those homeowners having owned a unit in DPVW as of September 1999 or their successors or assigns (the class), to ratify or reject the proposed settlement offer in the case of DPVW vs. The Mignatti Companies.

Board Members Present. Gene-Ann Pesano, Phyllis Ventrello,

Officers Present: Ed Kocher

Current and/or Past Homeowners Present: As per proxy vote sheet

- First Order of Business - Call To Order

Gene Ann Pesano called the meeting to order at 7:35pm

- Second order of Business – Proof of Notice of Meeting

Ed Kocher stated that notice of the meeting was provided by certified mail and/or hand delivery with receipts. No objections.

- Third Order of Business – Calling of the Roll and Certifying of Proxies

Roll call was waived being that all members of the class, except one, were present by proxy or in person at the meeting. Ed Kocher stated that the purpose of this meeting is to vote on the proxies only and nothing else will be discussed. Gene-Ann Pesano stated that there have been no changes on the proxies. There was no objection to any proxy.

- Fourth Order of Business – Reading of Prior Minutes, Reports from Officers and Trustees, Reports from Committees

Not applicable to this meeting. No objection to waiving of these items of business.

- Fifth Order of Business – Appointment of Judges/Waiver of Rule

Ed Kocher recommended that the two judges be Phyllis Ventrello and Gene-Ann Pesano as neither has a direct financial interest in the outcome of the voting, as they are not members of the class of homeowners voting. There was no objection. The two judges that were appointed are Phyllis Ventrello and Gene-Ann Pesano. Ed Kocher asked, per the proxy statement, if there was any objection to waiving the “member in good-standing” requirement for voting at this meeting. Ed explained what the rule meant, and what was meant by waiving this rule. There is no objection to allowing everyone to vote regardless of their standing. The rule was waived.

- Sixth Order of Business - Voting

Phyllis Ventrello and Gene-Ann Pesano tallied the proxies/ballots. Gene-Ann Pesano stated that the results of the vote are as follows, 45 Homeowners For & 0 Against or to Abstain Voting. The homeowners have voted overwhelmingly to ratify the settlement offer. Gene-Ann stated that the Board has to formally vote to ratify, but that vote has to be during a regular meeting open to all homeowners.

- Seventh Order of Business – Adjournment of Meeting

Gladys Pfeiffer made a motion to adjourn the meeting. Herb Armstrong seconded the motion. All were in favor. No objection. Motion carried. Gene-Ann Pesano adjourned the meeting at 7:55pm.