

**11/9/15 Bill Janovitz – 6 Vinebrook Way**

Dear Quail Run unit owner,

I understand that one of the candidates to become a trustee of the Quail Run Condominium Trust, Mr. Richard A. Clarke, is not in residence at Quail Run for long periods of time each year, including winter months.

Our Board's October 22 invitation to owners to be candidates for election to the Board indicated that it is important for trustees to actually be on site at least 11 months of the year...Mr. Clarke is not able to do that.

I was on the board of trustees of a homeowners association (Ballymeade, in Falmouth on the Cape) for several years when my wife and I started to spend months at a time in Florida each year. I was hopeful that I could continue to be engaged in the process of working with the other trustees, long distance from our southern retreat, but it simply did not work well, so I decided to resign before the end of my term.

There is no substitute for being on site...a trustee has to be able to tour the property in emergencies and on other occasions, attend regular and ad hoc board meetings and meetings with fellow unit owners and others, and deal with people face to face; doing these things from long-distance, simply won't work....and touring the property is not even possible.

I recommend, therefore, that you not vote for Mr. Clarke to be a trustee.

Disclosure: I am a financial consultant to the Board, but do not speak on its behalf.

Sincerely,

Bill Janovitz – 6 VBW