



TOWN OF MIDDLEBOROUGH OFFICIAL MEETING POSTING

NAME OF PUBLIC BODY: Board of Selectmen

DAY AND DATE OF MEETING: Monday, August 20, 2012

TIME OF MEETING: 7:00 PM

LOCATION OF MEETING (INCLUDING ADDRESS): Town Hall, 10 Nickerson Ave.

MEMBER OF PUBLIC BODY POSTING MEETING: Jackie Shanley, Confidential Secretary

POSTED BY TOWN CLERK'S OFFICE: August 16, 2012 @ 4:15 PM aft

*FOR CANCELLATIONS

MEMBER OF PUBLIC BODY CANCELLING MEETING: [Type text]

CANCELLATION POSTED BY TOWN CLERK'S OFFICE: DATE:

TIME:

AGENDA

1. Pledge of Allegiance
2. Unanticipated
3. Announcements & Recognitions
4. Minutes: 6/18 & 6/28/12 regular minutes
5. New Business:
 1. Vote to approve One-day liquor licenses for The Bartending Service of N.E.:
9/29 & 10/27 from 7 PM to 12 Midnight and 12/28 5:30 PM to 11 PM @ Town Hall.
 2. Vote to approve 4-H 5K road race/walk on 10/13 @ 9 a.m.
 3. Vote to approve a modification of language in the AFSCME Council 93 Local 1700 contract.
 4. Vote to approve/sign Nursing Services Agreement with Town of Raynham.
 5. Vote to approve Betterment Agreements for 313 Wood St., 20 Carey St., 19 Lakeway St., & 1 Homestead Rd.
 6. Vote to send a letter to the Middleborough Veterans' Memorial Park Trust re holiday decorations & future use of the Park.
 7. Vote to authorize Chairman to sign the Rent Board decision re Hillcrest Mobile Home Park.
 8. Vote to authorize Chairman to sign Rent Board decision re Edgeway Mobile Home Park.
 9. Vote to support Mass Works grant.
 10. Vote to authorize use of resort funds to fund staffing the Office of Community & Economic Development.
 11. Vote to authorize Town Manager to sign Agreement for Project Management Services w/ Environmental Partners Group for the upgrade of the Wastewater Treatment plant.
 12. Vote to refer Recodified Zoning Bylaw & backup Flood Plain Overlay District Bylaw 2012 STM articles to the Planning Board.
6. Hearings, Meetings, Licenses

| | |
|---------|---|
| 7:30 PM | Welcome new School Superintendent & new I.T. Director |
| 7:45 PM | Public Hearing: Class II Automobile Dealer license application for Leonard's Auto, LLC, 407 Wareham Street. |
| 7:55 PM | Steve Bonfiglioli re drainage easement modification |
| 8:00 PM | Hillcrest, MHC, LLC - Capital Expense pre-approval hearing. |
| 8:30 PM | Edgeway Mobile Home Park Administrator report - Attorney James Burke |
7. Unfinished Business
8. Town Manager's Report
9. Correspondence
10. Adjourn

**Middleborough Board of Selectmen
Meeting Minutes**

August 20, 2012

Chairman opened meeting at 7:00 PM by inviting those in attendance to join in the Pledge of Allegiance. In attendance were: Selectmen A. Rullo, A. Frawley, and S. McKinnon, Town Manager C. Cristello and Confidential Secretary J. Shanley.

The Meeting was broadcast live by MCCAM and recorded by Verizon and MCCAM.

UNANTICIPATED

The South Middleboro Grange Fair will be held on 8/25 and the E. Middleboro 4H Fair will be held on 9/1/12.

Brian Giovanoni and John Knowlton of the Republican Town Committee thanked Selectmen A. Rullo, A. Frawley, and S. McKinnon for participating in the Krazy Days' Dunk Tank event. They announced that the event raised \$ 795 to be split between the St. Vincent DePaul food bank and the Boys & Girls Skate program through the American Legion. They presented an award to Selectman McKinnon for having had been dunked the most. They thanked the Fire Department for its help and Bob Burke for donating the tank and the hair salon "Added Attractions" on the corner for supplying power.

ANNOUNCEMENTS

Old Center Street repairs will begin this Wednesday. Residents should try to avoid traveling this route (Rte. 44 to Rte. 18).

West Nile virus has been detected in Middleborough. Chairman warned residents to take necessary precautions.

Wayne Perkins of Middleborough on the Move awarded certificates of appreciation to the Board and Town Manager for their generous efforts in support of Krazy Days 2012. He announced that they plan to hold Krazy Days again next year.

MINUTES

Upon motion by Selectman Frawley and seconded by Selectman McKinnon, Board voted unanimously to approve 6/18/12 meeting minutes.

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve 6/28/12 meeting minutes.

NEW BUSINESS

One-day liquor licenses

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve One-day liquor licenses for The Bartending Service of N.E. as follows:

All Alcoholic beverages licenses

- 9/29/12 from 7 pm to 12 a.m. @ Town Hall, 10 Nickerson Ave.
- 10/27/12 from 7 pm to 12 a.m. @ Town Hall, 10 Nickerson Ave.

One-day liquor licenses (continued)

Wines & Malt beverages license

- 12/28/12 from 5:30 pm to 11 pm @ Town Hall, 10 Nickerson Ave.

4-H 5K road race/walk

Upon motion by Selectman Frawley and seconded by Selectman McKinnon, Board voted unanimously to approve 4-H 5K road race/walk, subject to confirmation with Police Chief re safety concerns.

AFSCME Council 93 Local 1700 contract

Town Manager explained modification of language in the AFSCME Council 93 Local 1700 contract. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve modification.

Nursing Services Agreement with Town of Raynham

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve and sign Nursing Services Agreement with Town of Raynham.

Betterment Agreements

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve Betterment Agreement for 313 Wood Street in the amount of \$16,203.00.

Upon motion by Selectman Frawley and seconded by Selectman McKinnon, Board voted unanimously to approve Betterment Agreement for 20 Carey Street in the amount of \$28,010.38.

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve Betterment Agreement for 19 Lakeway Street in the amount of \$16,887.70.

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve Betterment Agreement for 1 Homestead Road in the amount of \$8,933.00.

Veterans' Memorial Park Trust

Chairman gave overview re holiday decorations & future use of the Veterans' Memorial Park Trust. He read aloud letter prepared by the Board for distribution to the Trust Committee. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve sending letter.

Rent Board Decision Hillcrest Mobile Home Park

Chairman explained that he had said that the approved rent increase would be \$77/month, over a three-year period, and it is actually \$62/month, over a three-year period. Upon motion by Selectman Frawley and seconded by Selectman McKinnon, Board voted unanimously to approve Rent Board Decision re Hillcrest Mobile Home Park. Robert Capeau asked if the residents are to continue paying what they currently pay unless/until they receive notice from the Park owner requesting the

Rent Board Decision Hillcrest Mobile Home Park

increased amount. Chairman confirmed that is correct. Carolyn Gravelin addressed Board and suggested it was her understanding that the Park owner has to give the residents 30-day notice of any rent increase. Town Manager noted that Counsel will be here tonight and can answer that question.

Rent Board Decision re Edgeway Mobile Home Park

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve Rent Board Decision re Edgeway Mobile Home Park.

Mass Works grant

Jane Kudcey of the OECD addressed Board. She is applying for the Mass Works grant with the intention of utilizing these funds towards infrastructure improvements for pedestrian and traffic safety in Everett Square, improved visibility at the corner of Oak and Centre Streets, repair/reconstruction of the Town owned Pearl Street parking and handicapped accessibility improvements, such as improved curb cutouts along Centre Street and the Four Corners area and an audible signal for the traffic light at the Four Corners intersection of Centre and South Main Streets.. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to support the Mass Works grant. Selectman McKinnon asked if it were possible for the traffic signal lights to include both red and yellow lights when a pedestrian is crossing at the crosswalk, as is the case in Brockton. Town Manager thought it was doubtful, but will look into. Chairman explained that he believes it is an appropriate use of Casino Resort funds to fund staffing the OECD. Adam Bond asked if it hasn't been past practice to send notification to the Tribe to let them know what we are using the funds for. Town Manager did not think this is necessary/required. Adam Bond asked if Counsel has said that we can do this. Town Manager offered that in the past, we have asked Counsel, and Counsel has said yes. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to authorize the use of resort funds to fund staffing the Office of Community & Economic Development (OECD).

Agreement for Project Management Services- Wastewater Treatment plant

Selectman McKinnon asked if Town Counsel reviewed Agreement for Project Management Services with Environmental Partners Group for the upgrade of the Wastewater Treatment plant. Town Manager offered that Special Counsel reviewed it. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to approve Agreement, subject to review by Town Counsel.

Recodified Zoning Bylaw & backup Flood Plain Overlay District Bylaw

Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to refer Recodified Zoning Bylaw & backup Flood Plain Overlay District Bylaw 2012 STM articles to the Planning Board.

HEARINGS, MEETINGS, LICENSES

Welcoming of New School Superintendent and New I.T. Director

New School Superintendent Rosalie Weiss addressed the Board. New I.T. Director Ellen Driscoll addressed Board. Both employees were welcomed by the Board. Chairman asked when the Board can expect to see Capital expense list from I.T. Ms. Driscoll indicated they can put it together the week of September 4th.

Selectman Quelle joined meeting at 7:44 PM.

Leonard's Auto LLC – 407 Wareham Street

Attorney Adam Bond addressed Board representing Arthur Leonard for his Class II Automobile Dealer's license application. Chairman opened public hearing by reading aloud public hearing notice. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to continue hearing to 9/10/12 at 7:25 PM.

Bonfiglioli – Drainage Easement Modification

Steve Bonfiglioli addressed Board to review drainage easement modification. Ken Motta of Field Engineering addressed Board to offer further explanation. Upon motion by Selectman McKinnon and seconded by Selectman Frawley, Board voted unanimously to allow shifting of retention wall contingent upon approval of Planning Board.

TOWN MANAGER'S REPORT

Town Manager noted confirmation by MIIA that they have awarded the Town a \$4,800 Confined Space Training grant written by Fire Chief Lance Benjamino who is proving to be more and more adept at obtaining grants.

Town Manager noted memorandum from DEP about their grant program at 0% interest rate - Clean Water State Revolving Fund. We will actively pursue that grant.

Selectman Frawley offered thanks to Chief Benjamino for writing/obtaining another successful grant for the Town. A round of applause was offered on behalf of the Chief Benjamino's efforts. Selectman McKinnon offered that he believes the Chief has obtained in excess of \$3 million dollars in grants for the Town.

HEARINGS, MEETINGS, LICENSES

Hillcrest, MHC, LLC – Capital Expense pre-approval hearing

At 8 PM Chairman opened public hearing re Hillcrest, MHC, LLC – Capital Expense pre-approval hearing by reading aloud the public hearing notice. Chairman read aloud the manner in which the hearing would be conducted. Chairman swore in all individuals who signed the Appearance sheet. Attorney Kraus addressed the Board and reviewed history re need for water meter in the Park. He noted the various quotes that he had gathered in regards to replacement of same. He asked that the Board approve this request so that they can replace the meter. He noted that owner believes five years is reasonable amount of time for "useful life" of the new meter. Homeowner's Association President Robert Capeau addressed Board and read from the Rules & Regulations of the Park. He noted that under Utilities it says the Owner/Operator is responsible for maintenance and repairs.

HEARINGS, MEETINGS, LICENSES

Hillcrest, MHC, LLC – Capital Expense pre-approval hearing (continued)

The residents consider the meter an operator's expense and it shouldn't be passed onto the residents. The meter starts far before any of the mobile homes. Attorney Kraus offered that this is actually law, but what they are presenting, qualifies as a capital expense under the same rules and regulations and laws. Chairman noted that our own R&R an owner is allowed to recoup for capital expenses. This clearly meets the requirements and in his opinion, the owner is entitled to recoup this expense. The owner is now in the position to mitigate the meter problems. Mr. Capeau noted that in 2009 they took out a petition to replace the meter and he doesn't know whatever happened to that petition. Attorney Kraus did not have any witnesses to call on. Selectman Quelle asked Attorney Kraus if he is certain that the proper meter was installed properly the first time. Attorney Kraus offered that he does not have that information and is not an expert in this area, however, noted that there have been ongoing discussions with the Town's Water department relative to the replacement of this meter. Attorney Kraus offered that there is no evidence in the records that this meter was installed improperly or that it was the wrong meter.

John Cormier, 20 Lisa Drive addressed Board and asked if the Board knows how long this meter has been inoperative. Town Manager offered 5-6 years. Mr. Cormier offered that had Morgan Management replaced the meter when it should have, it wouldn't have cost \$5,000. He offered that based on their own R&R, Morgan clearly did not abide by its responsibilities. Frank Cuddy, resident at Hillcrest, addressed Board. He was Park manager for 12-16 months back in 2002. While he was manager, memorandums went back and forth between Morgan Management and the Water department and nothing was ever done about it. He referenced Attorney General's Guide. Attorney Kraus addressed Board in response and noted that the green book is the A.G.'s "interpretation of the law". It has no force of law. We are entitled to recoup for capital expenses. Hillcrest resident Elizabeth Roma addressed Board and submitted an estimate/proposal from someone she knows for work he feels is needed in the Park. Attorney Kraus asked that his quotes be submitted as part of the record. Selectman McKinnon asked if the fire hydrant will function once this meter is replaced. Town Manager and Attorney Kraus responded that it would not. It is inoperable. Mr. Capeau offered that the fire department recommended running a line in through Wood Street if want to get fire hydrant running. He also offered that the residents are not trying to be difficult. They are just asking for fairness. Chairman declared hearing closed. Discussion amongst Board ensued. In response to question by Selectman Quelle, Attorney Kraus confirmed that Morgan Management is required to work together with the Water department in making sure the new meter is installed properly. Upon motion by Selectman Frawley and seconded by Selectman Quelle, Board voted unanimously to pre-approve capital expense proposed by Hillcrest, MHC, LLC. Upon motion by Selectman Frawley and seconded by Selectman McKinnon, Board voted unanimously to authorize Chairman to work with Town Counsel to prepare written decision within 30 days.

Edgeway Mobile Home Park Administrator report – Attorney James Burke

Attorney Burke addressed Board to provide status report. He advises that it is in best interest of all to put Park on the market for sale to a knowledgeable and experienced operator. He has hired a property management company to try and have a presence at the Park for the residents. They will be at the Park 2-3 days per week. He is trying to make improvements where he can and as

Edgeway Mobile Home Park Administrator report – Attorney James Burke (continued)

realistically as possible with safety as the priority. He met with Town Manager, Town Counsel, Building Commissioner and Health Officer so that they know what expectations are. He is on a learning curve and open to hear suggestions on how to best serve the tenants as best he can. Chairman acknowledged Attorney Burke's role, however, is disappointed re Phase II items are lingering, specifically, the septic system and drainage issues. He asked that he come up with a proposal as to how these items will be addressed. He is not happy with tonight's presentation. It is unacceptable and he would like him to return in a couple weeks with this proposal. Chairman noted that the new owners will be held accountable for the unresolved issues. Attorney Burke offered that it will cost \$136,000 to complete Phase II and that the Estate absolutely cannot finance that. They would have to accomplish the Board's goal on surplus income. The major items are beyond their capacity with a lack of available funds. The Estate had an associate friend who has brought suit and it has matured to judgment in the amount of \$7-850,000. He is happy to try to identify some improvements, but he is not going to provide Board with unreal expectations that are impossible. Attorney Burke offered that he is trying to sell 248 Wareham Street, and if is successful, it could provide some available funds to use towards Phase II. Town Manager offered that the septic issues needing repair is the biggest priority and it can't be done until water connection to Lakeville is complete. Accomplishing this would be helpful to both Attorney Burke and to the residents of Edgeway Mobile Home Park who are having problems with their water. Attorney Burke offered that financing is critical. Chairman offered that the Town Manager suggested he quickly work on water hookup with Lakeville as quickly as possible. Selectman Quelle offered that the septic is tied directly to health code and health law and tenants are hanging on by a thread. They ask themselves everyday if they should not be paying their rent, but instead escrow it because of health code issues that have gone unaddressed for a long time. Attorney Burke offered that he has notified the tenants that he intends to sell. He has reached out to a lot of national outfits because he thinks you need someone well financed and can handle the outstanding issues. It is not even a remote possibility to sell within 60-90 days. He would be happy if it sells within six months. Selectman Frawley offered that if there are any potential interested buyers who would like to speak with the Selectmen, Town Manager, or residents, the Board will do whatever it can to help facilitate that. Selectman McKinnon recognized all that the residents of the Park have been through. Chairman thanked Attorney Burke.

Anne McGann introduced herself to Attorney Burke and asked him to confirm that he had said that if he can sell 248 Wareham Street, he would be able to help the Park. Attorney Burke explained that he would need to deal with the judgment against the Park first, which will eventually develop into a lien against the property. Therefore, he couldn't just take the money from a sale and just apply it to the Park. She asked about the worth of the bogs. He responded they are worthless. Margo King asked if the Park Owner should really have his license when the septic system has failed acknowledging that it was part of a settlement agreement, however, also noting M.G.L. Ch. 140, S. 32b. Town Manager responded that they must maintain the septic system and the Board can

**Middleborough Board of Selectmen
Meeting Minutes**

August 20, 2012

Edgeway Mobile Home Park Administrator report – Attorney James Burke (continued)

rescind the license, or not reissue it next year. Chairman offered that the only value of the license issued is for them to put the Park up for sale.

Margo King asked where their rent money has been allocated for the past six years. Chairman responded that the financials showed that the past three years went towards operating expenses. Selectman Frawley offered that he believes that the resident's best hope in getting the work in the Park completed is to get new owners in there. To take the license away at this point won't serve anyone. Attorney Burke offered that he had to file an inventory. Chairman thanked Attorney Burke for coming.

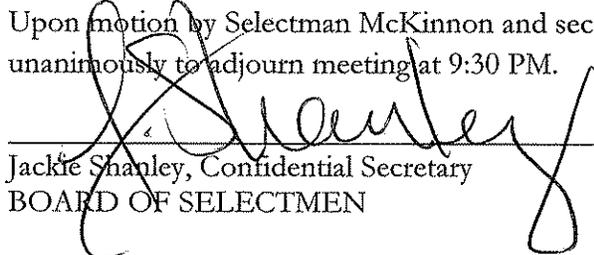
CORRESPONDENCE

#9 Selectman Frawley offered that he will participate in the Assawompset Ponds/Nemasket River Study. He offered his thanks to Mayor Mitchell and the City of New Bedford for taking these steps. This is exactly what we need. He is really looking forward to it.

Selectman Quelle thanked rest of Board members and the Town Manager for their efforts in working to resolve the Veterans' Memorial Park & Christmas lights matter.

Selectman McKinnon noted that there had been a power failure on Plain Street and it resulted in a power outage at Oak Point via Comcast. It was a little over a day and a half without service. He requested that a message be given to Comcast to be much more responsive, especially in an Over 55 community. Town Manager responded that we can ask Permanent Cable Committee Chairman, Mr. Silva, to express concern about that.

Upon motion by Selectman McKinnon and seconded by Selectman Quelle, Board voted unanimously to adjourn meeting at 9:30 PM.



Jackie Shanley, Confidential Secretary
BOARD OF SELECTMEN

AnyTime Plumbing & Heating, Inc

Estimate

123 Broadway
 Taunton, MA 02780
 (508) 880-2800
 Fax 508-824-9547

| Date | Estimate # |
|-----------|------------|
| 6/20/2012 | 5574 |

| Name / Address |
|--|
| Hillcrest Mobile Home Park 79 East Grove St Middleboro, Ma 02346 |

| Location |
|----------|
| |

| Clerk | Terms | Rep |
|-------|-------|------|
| SC | 50/50 | Fred |

| Description | Total |
|--|----------|
| --Install new Neptune water meter with new 3" gate valve and new pressure reducing valve Labor, materials and permit included | 8,200.00 |
| Note: If any welding needs to be done it will be an extra | 0.00 |

TERMS

Anytime Plumbing & Heating is a full service residential and commercial company that does plumbing, heating & air conditioning. We would like to thank you for giving us the opportunity to give you an estimate on your services needed. Please carefully read and understand the following terms and payment procedures below. SIGN AND RETURN WITH YOUR PAYMENT TO: Anytime Plumbing. NOTE all optional fixtures presented in the estimate are NOT included in the total estimated cost. Any special ordered fixtures MUST be paid for, when they are received. Any extras will be billed separately upon completion of

| | |
|-------------------------|------------|
| Subtotal | \$8,200.00 |
| Sales Tax (0.0%) | \$0.00 |
| Total | \$8,200.00 |

PROPOSAL - |

Roto-Rooter Services Company

175 Maple Street, Stoughton, MA. 02072

781-297-7049 x20213 Jen Wetherell

| Proposal Submitted To: | Work To Be Performed At: |
|--|--|
| Name : Hill Crest Mobile Home Street : 79 East Grove Street City: Middleboro State : MA Telephone Number: 508-523-8496 E-mail: | Name: Hillcrest Mobile Home Park Street : 79 East Grove Street City: Middleboro State: MA Telephone Number: 508-523-8496 Fax: |
| <p>Proposal to provide and install a 3" trufllo compound water meter with shut off valve and pressure reducing valve inside the meter box in the manhole.</p> <p>Proposal includes: Labor, parts, permits and inspection.</p> <p>Labor: \$ 2000.00 Parts: \$6227.00 Tax: \$ 389.19 Permits and inspection: \$ 200.00 Total: \$ 8816.19</p> | |

1. Roto-Rooter will perform the work described above and supply all required materials for the sum of \$8816.19

Payment shall be made _____ cost of (\$ _____)
 100 cost of (\$ _____)
 100 cost of (\$ 8816.19) upon completion of work

2. All material is guaranteed to be as specified above. All work will be completed according to standard practice and in a good workmanlike manner.

3. Unless specifically stated otherwise above, repair of streets, sidewalk and the like shall not be the responsibility of Roto-Rooter. In the event excavation is required, the excavated area will be graded to ground level and mounded to allow for settlement. All landscaping required following completion of the job shall be the responsibility of customer.

4. In the event circumstances arise in the course of performance which necessitate a deviation from the work described above or if a customer requests that additional or different work be performed, and additional charge shall be agreed upon before the different or additional work is undertaken and a new written work described shall be executed.

5. Customer shall maintain fire, tornado, earth quake, and other necessary insurance on the property on which the work is being performed. Roto-Rooter shall maintain worker's compensation and public liability insurance.

6. This proposal constitutes our entire agreement and may be withdrawn by us if not accepted within 30 days. No modifications of this agreement shall be valid unless in writing and signed by both parties.

7. Warranty is non-transferable.

8. Other

Respectfully Submitted

Jennifer Wetherell

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to

Proposal

Page No.

of

Pages

LITTLE DRYDEN ENTERPRISES, INC.
 558 Plymouth Street / E. Bridgewater, MA 02333
 Phone: (508) 378-7545 / Fax: (508) 378-4328

| | | | |
|--|---------------|---|-----------------------------|
| PROPOSAL SUBMITTED TO Morgan Management | | PHONE | DATE July 2, 2012 |
| STREET P.O. Box 1860 | | JOB NAME Water Meter Replacement | |
| CITY, STATE AND ZIP CODE Pittsford, NY 14534 | | JOB LOCATION Hillcrest Mobile Home Park | |
| ARCHITECT | DATE OF PLANS | Middleboro, MA 02346 | JOB PHONE |

We hereby submit specifications and estimates for:

Supply stock, labor and equipment to replace broken 3 in. water meter and pressure valve with new 4 in. compound meter with remote readout, new pressure valve and 2 new shut off valves.
 All material to meet Town of Middleboro specs.

~~We propose~~ We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: **Twelve Thousand, Seven Hundred and Seventy Four** dollars: (\$ **12,774.00**)

Payment to be made as follows:

Six Thousand at Start, balance upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

20

Note: this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Estimate #1

Warren I Abair Inc
7 Everett Street
Middleboro, Mass.
02346
Lic. # 8298

06/01/2012

Morgan Management
P.O. Box 1660
1170 Pittsford-Victor Road
Pittsford, New York
14534

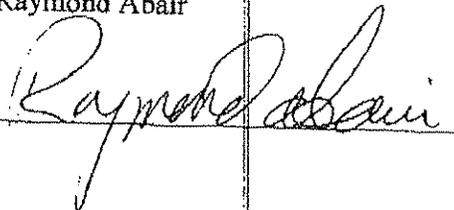
RE: Hillcrest MHC LLC
Moble Home Park
Middleboro, Mass.
02346

This is a price to replace the Hillcrest mobile home park water meter. Price includes a 4" water meter with strainer and remote reader. Install one pressure reducing valve, 2 flanged ball valves. Job will include all necessary material, labor and permits to complete job.

Price \$ 13,540.00

Respectfully

Raymond Abair





WATER and WASTEWATER SUPPLIES
 36 Hudson Road (Route 27) Sudbury, MA 01776-2039
 Phone: 978-443-2002 800-225-4616
 Fax: 978-443-7600 www.tisales.com

| | |
|-----------|-------------|
| Quote | QTE0004231 |
| Quoted To | Warren Bush |
| Date | 06/27/2012 |

Sold To: Cash or Charge Customer

Ship To: Little Dryden Enterprises
 558 Plymouth Street
 East Bridgewater MA 02333

| Customer Number | Telephone | Fax | Job Location | Job Name | Account Manager |
|--------------------|--|----------------|--------------|----------------------|-------------------|
| ZCACHG | (508) 378-7545 | (506) 378-4326 | Middleboro | Hillcrest Mobile Hom | Joe Coulter |
| Expires | Estimated Delivery | Freight | | Terms | Master Number |
| 08/26/2012 | | Customer | | CASH | 36344 |
| Item Number | Description | Quantity | Price | Extension | |
| KIT-NCOMP4PRF3S19C | 4" Neptune Tru/Flo Compound Meter ProRead Cubic Feet 6 Whi Programmed Network Hi/Lo for Radio (20" Long) | 1 | \$3,413.34 | \$3,413.34 | |
| KIT-NSTRAINERS | 3" Neptune Strainer With (1) Gasket & (4) Bolts (7-1/2" Long) | 1 | \$799.08 | \$799.08 | |
| R900V3 | R900 RF Meter Interface Unit Wall Mount v3 | 1 | \$117.85 | \$117.85 | |
| ZS-100-46 | 4" American AVK RS Flange OS&Y Gate Valve Open Left with wheel handle (9" Long) | 2 | \$569.71 | \$1,139.42 | |
| DHM4 | 4" Hymax 2000 Coupling 4.25-5.63 (9" Long) | 2 | \$233.12 | \$466.24 | |
| NI-FLPE0406 | 4" x 6" Flanged x Plain End Piece of Ductile Iron Pipe | 1 | \$110.00 | \$110.00 | |
| NI-WZW2098P4 | 4" Wilkins Model ZW2098P Pressure Reducing Valve w/Low Flow Bypass (15" Long) | 1 | \$2,398.15 | \$2,398.15 | |
| Additional Charges | Freight: | | | \$120.00 | |
| Quoted By: | Joe Dana | | | | |
| | | | | Merchandise | \$8,434.08 |
| | | | | Other Charges | \$120.00 |
| | | | | Tax | \$527.14 |
| | | | | Total Due | \$9,081.22 |

If you are in agreement with this quote and wish to order, please sign, date, and fax back to 978-443-7600

Signature: _____ Date: _____

Proposal

LITTLE DRYDEN ENTERPRISES, INC.

558 Plymouth Street / E. Bridgewater, MA 02333

Phone: (508) 378-7545 / Fax: (508) 378-4328

Betty Wadsworth

| | | | |
|--|---------------|---|----------------------|
| PROPOSAL SUBMITTED TO <i>Brian DIBBLE</i> | | PHONE <i>508-946-0969 FAX</i> | DATE |
| STREET Morgan Management | | JOB NUMBER <i>08 523-8496 TEL</i> | DATE July 2, 2012 |
| CITY, STATE AND ZIP CODE P.O. Box 1660 Pittsford, NY 14534 | | JOB LOCATION Water Meter Replacement | |
| ARCHITECT | DATE OF PLANS | Hillcrest Mobile Home Park | JOB PHONE |
| | | Middleboro, MA 02346 | |

We hereby submit specifications and estimates for:

Supply stock, labor and equipment to replace broken 3 in. water meter and pressure valve with new 4 in. compound meter with remote readout, new pressure valve and 2 new shut off valves.

All material to meet Town of Middleboro specs.

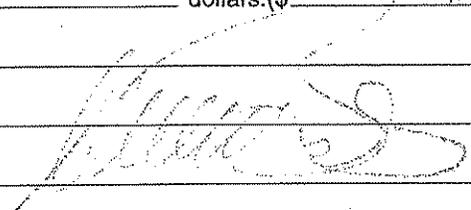
We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Twelve Thousand, Seven Hundred and Seventy Four dollars:(\$ 12,774.00).

Payment to be made as follows:

Six Thousand at Start, balance upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature 

Note: this proposal may be withdrawn by us if not accepted within 20 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____