

**CLIFF M. BLONDES**

Tel: 301-340-9331  
Fax: 877-839-1393

CliffBlondes@ureach.com

2447 McCormick Road  
Rockville, MD 20850-3073

December 11, 2006

VIA E-MAIL ATTACHMENT

Board of Directors  
Flint Ledge Estates Community Association, Inc.  
2473 McCormick Road  
Rockville, MD 20850

[flintledge\\_board@googlegroups.com](mailto:flintledge_board@googlegroups.com)

Re: Acting Presidents

---

Dear Fellow Board Members:

In light of Clayton Nickel's resignation as President of Flint Ledge Estates Community Association, Inc. ("FLECA"), it is incumbent upon the Board of Directors ("Board") to appoint a replacement President at its next Board meeting on 12/12/06. See Section 6 of Article VIII of the Bylaws where in it states:

*Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.*

Until such time as the Board exercises its responsibility to appoint, our Bylaws make it clear that the Vice Presidents are acting Presidents. See Section 8 of Article VIII of the Bylaws where in it states:

*Section 8. Duties. The duties of the officers are as follows:*

*President*

*(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.*

*Vice-president*

*(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.*

As you are well aware, I have, while we had a President serving, attempted to push, prod, incite, etc. when the President has not acted whether due to Clayton's, ". . . absence, inability or refusal to act." Needless to say, the over 300 e-mails I have sent to the [flintledge\\_board@googlegroups.com](mailto:flintledge_board@googlegroups.com) "listserv" are testimony to this effort.

William Armbruster and I met Thursday, December 7, 2006 and discussed our co-presidency and decided that since his has family commitments that presently preclude him from taking an active day-to-day role, that I would propose action and give him a 48 hour time frame to object and/or comment before taking said action.

Thank you for time, assistance and attention to these matters. Please give me a call should you have any questions. I look forward to hearing from you soon.

Very truly yours,

Cliff M. Blondes

CMB/cq

Assumption of CoPresident Duties Due to Resignation of President Letter from CBlondes to Board Flint Ledge HOA.wpd

**CLIFF M. BLONDES**