

April 28, 2008

Steve Lemanis, Trustee
Doverbrook Estates Condominium Trust
50 Doverbrook Road
Chicopee, MA 01022

RE: Verbal Abuse

Greetings Steve Lemanis,

I am writing to you and the Board of Trustees to file a complaint in regards to the verbal abuse you used on Friday, April 25, 2008 at an Open Unit Owners meeting of the Board of Trustees.

The incident occurred after the scheduled meeting whereby I spoke with you in regards to you asking for an example where any member of the Board of Trustees had been self serving. I informed you about a Unit Owner's complained about such an incident.

After describing the incident, you stated the answer to my question was "No." I stated that I believed you. You then began to explain the circumstances and I again stated that I believed you. You became irritated and angry stating "I love Doverbrook". I stated that "I love Doverbrook" does not help any Unit Owners and does not help Doverbrook, and is irrelevant.

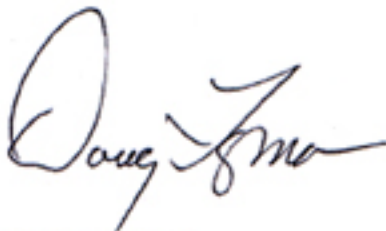
You then became very angry and proceed to swear and shout vulgarities at me at a scream pitch several times, and in front of multiple people and Trustees as they were leaving the Board of Trustee meeting. At that point I stated that I would not tolerate such treatment and discontinued our conversation. The entire conversation took less than a minute.

This behavior is reprehensible and unacceptable for anyone, especially a Doverbrook Board of Trustee member. The Board of Trustees Code of Conduct in Item **"3. Conduct of members (respect for others and language at board meetings)"** specifically states "The professional and person conduct of members must be above reproach... Board members shall refrain from abusive conduct, personal charges or verbal attacks on the character or motives of other members... or the public".

In addition, this episode demonstrates how little understanding Steve Lemanis has about the role and responsibility of serving on the Board of Trustees, and his personal lack of knowledge and self control when acting for the Trust.

I respectfully request that the Board of Trustees reprimand Steve Lemanis for his public display of vulgarity in using profanities, and that I receive an apology from Steve Lemanis for his behavior.

Sincerely,



Douglas Lyman
36 Greenwood Terrace
Chicopee, MA 01022

CC: Doverbrook Board of Trustees
Management: File