

IRA J. ADLER
PARTNER
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VIA E-MAIL

March 5, 2018

Mr. Jim Tsunis
Liberty Meadows LLC
c/o Northwind Group
One Rabro Drive
Hauppauge, New York 11788

Re: VILLAGE VISTAS CONDOMINIUM
Amendment No. 17


Dear Jim:

Attached please find a copy of Amendment No. 18 to the Offering Plan for the subject Condominium which was orally accepted for filing by the Department of Law today. A copy of the acceptance letter from the Department of Law will be forwarded to you upon our receipt.

Please have this Amendment reproduced and inserted, together with all previous Amendments, on the inside front cover of all Offering Plans given to prospective purchasers. This Amendment should also be given to previous purchasers, if any.

Please note that this Amendment does not extend the term of the Offering Plan which is due to expire on **February 4, 2019**, at which time, if you are still offering units for sale, a further Amendment will have to be accepted for filing in order for you to continue sales. Notwithstanding the foregoing, any material change of fact or circumstance affecting the purchasers or property requires an immediate Amendment to the Plan.

Sincerely,


Ira J. Adler

IJA:ec
Enclosure
cc: Mariela Raeburn

AMENDMENT No. 18
TO THE CONDOMINIUM OFFERING PLAN OF
VILLAGE VISTAS CONDOMINIUM
Liberty Avenue
Port Jefferson, New York 11777

Dated: March 5, 2018

The Offering Plan accepted for filing on or about July 5, 2007 as amended by Amendment No. 1 dated July 28, 2008, Amendment No. 2 dated October 10, 2008, Amendment No. 3 dated April 27, 2009, Amendment No. 4 dated November 5, 2009, Amendment No. 5 dated August 12, 2010, Amendment No. 6 dated March 30, 2011, Amendment No. 7 dated September 30, 2011, Amendment No. 8 dated February 16, 2012, Amendment No. 9 dated August 2, 2012, Amendment No. 10 dated January 23, 2013, Amendment No. 11 dated July 11, 2013, Amendment No. 12 dated January 27, 2014, January 15, 2015 (Amendment No. 13), January 12, 2016 (Amendment No. 14), May 31, 2016 (Amendment No. 15), February 6, 2017 (Amendment No. 16) and February 5, 2018 (Amendment No. 17) is hereby further amended as follows:

I. BUDGET

Paragraph IX of Amendment 17 is amended to the extent that the Condominium budget included as Exhibit "A" of the Amendment was a draft. Annexed hereto as Exhibit "A" is the approved budget of the Condominium commencing January 1, 2018. A Certification of Adequacy of such Budget is annexed hereto as Exhibit "B".

II. NO MATERIAL CHANGES

Other than as set forth above, there are no material changes which affect the offering or property.

LIBERTY MEADOWS, LLC
SPONSOR

Village Vistas Budget

Schedule B Approved Budget

As of January 1, 2018

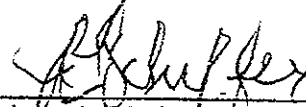
	Gas Clubhouse	\$	3,000.00
	Cable Clubhouse	\$	1,500.00
	Insurance	\$	30,331.45
	Refuse Removal	\$	10,000.00
	Snow	\$	26,000.00
	Landscaping	\$	18,000.00
	Lawn Sprinkler	\$	1,600.00
	Repairs/Maint	\$	2,000.00
	Water	\$	8,000.00
	Supplies	\$	500.00
	Fire Alarm Monitor	\$	300.00
	Elect clubhouse/Street	\$	6,000.00
	Printing Postage	\$	200.00
	Pool Maint	\$	14,000.00
	Clubhouse cleaning	\$	3,600.00
	Accounting	\$	3,350.00
	Legal Fees	\$	2,500.00
	Management fee	\$	18,000.00
	Franchise Tax	\$	150.00
TOTAL BUDGET		\$	149,031.45
RESERVES 10%	Reserves	\$	14,903.15
CONTINGENCY 10%	Contingency	\$	14,903.15
TOTAL BUDGET		\$	178,837.74
PER UNIT PER YEAR			\$4,159.02
PER UNIT PER MONTH			\$346.58
Cable		\$	90.14
Total HOA FEE			\$436.72

- (iv) do not contain any untrue statement of a material fact;
- (v) do not contain any fraud, deception, concealment, or suppression;
- (vi) do not contain any promise or representation as to the future which is beyond reasonable expectation or unwarranted by existing circumstances;
- (vii) do not contain any representation or statement which is false, where I: (a) knew the truth; (b) with reasonable effort could have known the truth; (c) made no reasonable effort to ascertain the truth; or (d) did not have knowledge concerning the representations or statements made.

I further certify that I am not owned or controlled by the Sponsor. I understand that a copy of this Certification is intended to be incorporated into the Offering Plan. This is not intended as a guarantee or warranty of the income and expenses for the current\ year of Condominium operation.

This certification is made under penalty of perjury for the benefit of all persons to whom this offer is made. I understand that violations are subject to the civil and criminal penalties of the General Business Law and Penal Law.

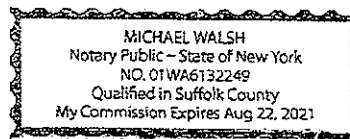
Very truly yours,



Joseph Gill Schiffer

The Schiffer Management Group

Sworn to before me this
14 day of February, 2018


Notary Public

SCHIFFER MANAGEMENT GROUP
PO Box 998, Melville, New York 11747
631-288-4343 realtymr@aol.com

CERTIFICATION OF ADEQUACY

State of New York
Department of Law
Broadway - 23rd Street
New York, New York 10271

Wednesday, February 14, 2018

**Re- Village Vistas
Condominium**

Gentlepeople:

The Sponsor of above-named offering has retained me to review the Schedule containing projections of income and expenses for the current year of condominium operation. My experience in this field includes the management of over a dozen properties with many similarities to the captioned property as well as thirty five (35) years' experience in managing condominium, cooperative and Home Owners Associations.

I understand that I am responsible for complying with Article 23-A of the General Business Law and the Regulations promulgated by the Department of Law in Part 20 insofar as applicable to the Schedule.

I have reviewed the Schedule and investigated the facts set forth in the Schedule and the facts underlying them with due diligence in order to form a basis for this certification. I also have relied on my experience in managing residential buildings.

I certify that the projections in the Schedule appear reasonable and adequate under existing circumstances, and the projected income appears to be sufficient to meet the anticipated operating expenses for the project current year of operation as Condominium.

- (i) I certify that the Schedules set forth in detail the projected income and expenses for the current year of Condominium operation;
- (ii) afford potential investors, purchasers and participation adequate basis upon which to found their judgment concerning the current year of Condominium operation;
- (iii) do not omit any material fact;

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EXHIBIT "B"