

# Fairlington Commons Council of Co-Owners

3367 South Wakefield Street  
Arlington, Virginia 22206  
March 10, 2009

## Minutes of the Special Meeting of the Fairlington Commons Council of Co-Owners

On Tuesday, March 10, 2009, a Special Meeting of the Fairlington Commons Council of Co-Owners was held in Room 103 of the Fairlington Community Center, 3308 South Stafford Street, Arlington, VA. The purpose was to consider whether to increase condominium fees to fund the use of natural slate roofing materials this year, a change that would require amending the current budget. The other option under consideration was to make no change to the budget; an option that meant manufactured slate would be used instead.

Board President John D. Sinks called the meeting to order at approximately 7:30 p.m. Board members attending included President John D. Sinks, Vice President Christine M. Sivigny, Secretary Bernard O. Weaver, Treasurer, Arvy Myers, and At-Large James Sharpe. Secretary Weaver and Co-Owner Brian Federico served as Tellers.

President Sinks presented the postmarked envelope demonstrating that the notification of the meeting had been mailed to the Co-Owners within the period of time prescribed by the Virginia Condominium Act and our By-Laws. He then called for the reading of the minutes of the last meeting of the Council of Co-Owners (the Budget Meeting of December, 2008) or a motion to dismiss reading of the minutes. A motion was made, seconded, and passed to dispense with reading of the minutes. A second motion was made, seconded, and passed to accept the minutes as posted on the web site.

Member at Large Jim Sharpe presented a summary of painting plans for this year. He said that five contractors had been invited to participate in a walk-through of portions of the community on March 4 and that they were to respond to a request for proposal (RFP) by March 20. The RFP is for 2009 with a renewal option in each of the next two years. The award hopefully will be made to the lowest responsible bidder on or about April 1, and painting will begin after that.

The other officers reported briefly or had no reports. There were no committee reports.

Secretary Weaver announced that a quorum (*33.3% of the Co-Owners*) had been reached with 44.874% of the Co-Owners represented by a combination of proxies and 43 actual attendees. One hundred and one of the Commons total 229 units were represented either by proxy or in person.

There then followed a discussion of the advantages, disadvantages, costs, benefits, and historical considerations regarding the use of natural and manufactured slate roofing materials, with Co-Owners of opposite opinions being provided equal opportunity to present their views and opinions.

At the conclusion of the discussion, several questions were asked of the Board. One Co-Owner asked each Board member their individual positions, information that was provided by each Board member. Jim Sharpe said he was voting for natural slate and the increase in fees and the other Board members said they were voting for synthetic slate and no increase in fees. A number of Board members said there were reasons on each side of the issue and the decision was not easy. Another Co-Owner inquired how the Board intended to vote the proxies provided them by the Co-Owners. Secretary Weaver, who had viewed all of the proxies, stated that almost all of the proxies had been directed proxies, instructing the holder of the proxy how to cast the ballot. A third co-owner asked how many bids had been obtained and when. President Sinks explained that the roofing had been competitively bid less than three years before. The winning contractor provided estimates on the 2009 work based on February 2009 costs and the particular models of buildings to be re-roofed in 2009.

There being no further discussion, President Sinks called for a vote to be taken by those attending. The ballots were collected and tallied.

The results of the ballot were as follows:

- 9.55% of the Co-Owners voted to raise Condominium fees to fund the use of natural slate
- 34.938% voted to retain the current budget and use manufactured slate
- .386% of the Co-Owners abstained

There being no further discussion, President Sinks called for a motion to adjourn. Such motion was made, seconded, and passed. The meeting was adjourned at approximately 9:00 p.m.

Respectfully Submitted,

Bernard O. Weaver  
Secretary