

**FAIRLINGTON GREEN COUNCIL OF CO-OWNERS
ANNUAL BUDGET MEETING MINUTES
SEPTEMBER 8, 2004**

BOARD MEMBERS PRESENT

George Grant, President; Patricia McDermott, Vice President; Jeanne Clarke, Treasurer.

ABSENT

Joan Trelease, Secretary; Kevin Silard, Member at Large.

ATTENDING FROM MANAGEMENT

Sher Opal, Community Manager, Legum and Norman; Joe Hairston, Parliamentarian.

CALL TO ORDER

President Grant called the meeting to order at 7:35 p.m., and announced that a quorum had been achieved.

PRESIDENT'S INTRODUCTION

President Grant introduced the present board members, Parliamentarian, Joe Hairston and recognized Sher Opal, Community Manager of Legum and Norman.

President Grant went over the Annual Meeting Standing Rules in order to have the meeting run more smoothly. President Grant moved that the Annual Meeting Standing Rules be approved. The motion was seconded and passed with six oppositions. It was noted that Mr. Hairston, Parliamentarian would assist with enforcement of these rules.

Objection to the Standing Rules was duly noted. A resident found that two minutes to speak is oppressive because the Association meets as a whole once a year.

Co-Chair of the Landscape Committee and fellow representatives were recognized for their efforts in keeping the community and surrounding areas beautiful and within the historical theme.

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PROOF OF NOTICE

President Grant reported that the notice of the annual meeting of Fairlington Green Council of Co-Owners was mailed in accordance with the Bylaws.

APPROVAL OF MINUTES

On a motion duly made and seconded the reading of the minutes from the September 3, 2003 Annual Meeting was waived. Following discussion the minutes were approved as amended.

A resident expressed concern with the minutes of the annual meeting not reflecting concerns and/or suggestions made. Ms. Opal stated that annual meeting minutes only require the recording of nominations, approval of budget and the order of business as directed by the Bylaws of Fairlington Green Condominium.

REPORTS OF OFFICERS

President's Report

President Grant reported on the maintenance activities of last year. He announced that the Association is in the last phase of the restoration of the brick facades and stoops. In addition, it was noted that the second year of the five-year sewer line project had been completed and new signage had been erected throughout the property. It was noted that the second year of the three-year painting cycle had begun. President Grant announced that an additional \$22,000 was spent on landscaping, primarily on tree replacements.

President Grant announced that the new parking permits would be mailed to all unit owners by certified mail. It was noted that replacement of parking permits would be \$100.00.

Landscape Committee

Mr. McCarthy, Co-Chair of the Landscape Committee expressed hearty thanks to all unit owners who planted beautiful gardens and for being proactive in watering surrounding area shrubbery. Mr. McCarthy stated that members of the Landscape Committee are all volunteers who meet once a month to address and identify specific problematic areas that need either improvement or need to be addressed for safety reasons.

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Vice President's Report

Ms. McDermott announced that effective October 1, 2004, Mr. and Mrs. Kindred would be cutting back on their daily walk of the property. It was noted that as a community all owners would have to be responsible for reporting light outages and repairs to Legum and Norman. Ms. Opal stated that it would be best if work orders were e-mailed directly to the Associate Community Manager, Inez Hadieh at ihadieh@legumnorman.com.

APPROVAL OF BUDGET

Ms. Clarke, Treasurer detailed the budget for fiscal year 2005 and announced that the budget reflected a 5% increase in condominium fees. It was noted that the replacement reserves would fund the roof replacement, walkway, sewer line, and drainage projects this year.

Following a brief recess at 9:15 p.m., President Grant announced that the budget for fiscal year 2005 containing a 5% increase was approved *(46% to 8%.)*

ACTION - Because condominium fees are mailed to a lock box in North Carolina, the Board noted that it would consider extending the five-day grace period as suggested.

There being no further business, the budget meeting was adjourned at 9:38 p.m.

Respectfully Submitted,
Anita Biroonak, Recording Secretary