

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
APRIL 27, 2006**

Board of Directors Present

Pat McDermott - President
Jeanne Clarke – Vice President
Andrew Coleman – Treasurer
Steve Navar – Community Manager

Home Owners Present

None

President Pat McDermott called the meeting to order.

A Quorum was confirmed

Approval of Minutes

A motion was made by Jeanne Clarke and seconded by Andrew Coleman, and approved by the Board to approve the February 23, 2006 Minutes.

A motion was made by Andrew Coleman and seconded by Pat McDermott, and approved by the Board to approve the March 23, 2006 Minutes.

Presidents Report

There was nothing to report at this time.

Treasurers Report

Andrew Coleman presented the Financial Report. He began by reviewing the current assets. Jeanne Clarke asked Steve Navar to look at the *Building Maintenance* line item to see what expenses had been incurred as it is running over budget (this is likely the old Engleking invoices) and also the *Administrative – Miscellaneous* line item. On the expense side, the Association is currently under budget by \$47,719.00, thus the association budget is currently ahead by \$15,608.00. Ms. Clarke noted that there will be sewer and water increase effective May 1, 2006. The cost for water will increase by 6.3% and the sewer by 16.5% overall. The invoice from the clean-up for the water main break has not yet been paid.

Committee Reports

A motion was made by Andrew Coleman and seconded by Jeanne Clarke, and approved by the Board to approve the Sommerset Landscape proposal with the exemption of line item 4.

Management Report

Erosion Problem

Doug White of Thomas Downy Ltd. visited the property during the heavy rain. He is currently working on an evaluation report of the situation.

New Business

Roof Replace Invoice

Payment in the amount of \$57,332.92 was proposed by Management (on the recommendation of Seal Engineering) to Simpson Unlimited, Inc.'s Application and Certificate for Payment No. 1 dated March 22, 2006 for the Flat and Sloped Roof Replacements 2005. A motion was made by Pat McDermott and seconded by Andrew Coleman, and approved by the Board to approve the payment to Simpson Unlimited, Inc.

Draft Audit

The Board is currently trying to schedule a meeting with the auditor to review concerns with the 2005 audit. Steve Navar will attempt to schedule a meeting for 4:00 p.m. on Friday May 12th, at the offices of Legum & Norman.

Pool

The Board reviewed the progress of Century Pool in preparation of the pool opening on May 27, 2006. Steve will review with Jim Knapp of Century Pool the proposal of expenses for opening the pool. The budget is \$1,000.00 and the proposal is \$2,173.81. Some items are in question.

Request for Payment

Madeline Lynch, whose home was damaged by the water main break, has requested payment to her own contractor for tile work that has been done. An agreement will be sent to her. Pat McDermott and Peter Philbin will review before sending it to Ms. Lynch for her signature.

A motion was made by Jeanne Clarke, seconded by Andrew Coleman, and approved by the Board to adjourn the April 23, 2006 Fairlington Green Board of Directors meeting at 8:15pm.

The next Board meeting is May 25, 2006.

The meeting was adjourned.