

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
April 25, 2007**

Board of Directors Present

Stacey Knobler, President (via phone)
Corry Schiermeyer, Vice President
Shawn Whitman, Secretary
Milam Mabry, Member-at-Large

Community Manager

Steve Navar, Legum & Norman

Stacey Knobler called the meeting to order at 7:10pm and a quorum was confirmed.

Homeowner Forum

No home owners were present.

Reserve Study Presentation

Ben Ginnetti, President for PM+ Reserves, discussed the Repair and Replacement Reserve Study for Fairlington Green Condominium. The Board received a review of PM Plus' "Final Draft" Reserve Study; guidance about investments, maintenance, repairs and replacements needed to protect the property and preserve value; cyclical investments needed for roofs, foundation walls, retaining walls, pavement, sidewalks, pool deck and other structures.

The Study recommends a potential substantial increase in assessments for individual homeowners for FY2008 and similar increases for the next three consecutive years. Major expenditures are: roof replacements; painting; electrical repairs/replacements; drainage improvements; and, tree and landscaping maintenance.

Maintenance Retainer Agreement

The Board reviewed and discussed the terms of the annual maintenance agreement contract with Leslie Engleking, President, L.Engleking, Inc. Specific items with

additional discussion were the 24-hour emergency service provisions; providing a detailed list of typical services that will be completed in the weekly 24-hour labor pool; the regular submission of walk-around surveys; the pool area leak from the dry well blockage; and, the replacement of the water heater for the pool house.

The contract will be revised based on Board input and approved at the May Board meeting.

Treasurer's Report

Copies of paid invoices were provided in advance for the meeting to Treasurer Andrew Coleman. Andrew was unable to attend the meeting, but he will address questions directly to management and the Board via email.

There was a discussion of Association investment strategies and Andrew is working with our fund managers to ensure we are receiving an adequate and appropriate return from our investments.

Committee Reports

Landscape Committee

The Landscape Committee is currently in the process of putting together an assessment regarding damage that has occurred during the winter and recent storms. The report may be available for presentation at the May board meeting. The Landscape Contract RFP is being drafted and copy will be available for review at the May Board meeting.

Newsletter

Corry will circulate the next newsletter shortly before or after the Memorial Day weekend.

President's Report

Stacey provided updates on the management committee homeowner survey. The findings from the survey should be available by early May and will inform the development of the draft RFP. The draft RFP will be available for review and discussion at the May Board meeting.

The legacy information regarding Board activities from George Grant will be postponed until the May meeting.

Management Report

Steve Navar from Legum and Norman provided the Board with an invoice from PM+ for the reserve study and from Somerset Landscaping (for contract and non-contract tree planting services). All of the invoices were approved.

Steve will be meeting with Premier Aquatics to review the pre-opening inspection report. He will seek to reduce costs associated with equipment and repair recommendations in the report.

Approval of Minutes

Previous minutes from the March 2007 Board meeting were approved.

Next Board Meeting

The next Board meeting is Thursday, May 24, 2007 at 7pm at the Offices of L&N, 4401 Ford Avenue, Suite 1200, Alexandria, VA.

A motion to adjourn the meeting was made by Shawn seconded by Milam and approved by the Board.

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