

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
MARCH 23, 2006**

Board of Directors Present

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

Home Owners Present

None

Others Present

Jim Hawkins – Global Pipeline
Jim Knapp – Century Pool Company

President Pat McDermott called the meeting to order.

A Quorum was confirmed

Contractor Presentations

Jim Hawkins of Global Pipelines made a presentation to the Board regarding his company and their subcontractor U.S. Sewer. Global Pipelines manufactures the material for relining sewer lines and U.S. Sewer does the actual installation. Their materials are guaranteed for fifty years, and the installation for five. Their current price is \$120.00 per square foot and they would charge us \$90.00. The problem with the relining materials used by JEB Mechanical was that it was faulty and purchased at a cheap price and then used.

Jim Knapp – Division Manager for Century Pool met with the Board to discuss the upcoming pool season. The Board informed Jim of their concerns from last year. Jim assured the Board that changes have been made within the organization and management of Century Pool with more oversight of the actual pool staff. He assured the Board that bikes would not be stored in the pump room. The pool doesn't need much in the way of repairs and will be drained and cleaned in the next three weeks. The area supervisor will visit the pool at least three times a week. The life guard and the supervisor will meet with the Board before the pool opens in May.

Presidents Report

There was nothing to report at this time.

Treasurers Report

Andrew presented the Financial Report. He asked Steve to look at the *Building Maintenance* line item to see what expenses had been incurred as it is running over budget and also the *Administrative – Miscellaneous* line item. – On the income side, the Association is currently a bit under on income by \$155.00. On the expense side, Jeannie asked why the administrative miscellaneous was so high, and about the plumbing and building maintenance contract.

Committee Reports

None

Management Report

Old Business

Erosion Problem

It has been very difficult to assess the erosion problem as it hasn't rained in so long. As soon as it rains the engineering company will be out to monitor the situation.

Insurance Payment Carry-Over

The actual work performed by Engleking was not part of their regular maintenance contract. It would have been the company's responsibility to come to the Board for payment and that should have happened by 2004. The Association has no exposure to pay and this is per our attorney. In fact, the management company could be pursued for payment. It is hoped that the Board can come to a compromise with Leslie in regards to the \$10,000.00 amount due to his company.

New Business

Steve met with Leslie regarding the lack of notices to residents when performing work and informed him that homeowners have been complaining. The Board would like to receive from the management company a monthly report on work being performed and from Leslie invoicing on a more regular basis. Since Steve's conversation with Leslie, he has become better about responding and reporting.

Roof Replacements Progress

A copy of the Observation Report from Seal Engineering, Inc. was included in the Board of Directors packet. Observations on the work and the work area thus far have been positive.

Bartlett Tree Proposal

A new proposal was submitted to the Board for tree and grounds work. A proposal of \$8,202.00 was submitted for work that needs to be done immediately and for the benefit of the community. The Board took out \$258.00 that will in fact come from the 2007 budget. A motion was made by Jeannie, seconded by Pat and approved by the Board to accept the Somerset and Bartlett contracts, less the \$258.00.

Steve then presented the Board with an annual landscape proposal from Pine Ridge Landscape Company. The Board thought it was best to give the proposal to the landscape committee for their input before any decisions were even considered.

Draft Audit

There is concern by the Board as to *the Members Equity Line item* of the budget. Pat spoke with the attorney Steve Philbin as to what exactly this means. She was told it was to pay for unexpected expenses and there should be at least 10-20% of the operating budget in this fund. This though was part of the original documents between

the developer and the homeowners. This is now a different situation. Peter says we must have some money in this account. We should budget to put back at least the \$46,000.00.

Satellite Dish

A homeowner, the Stella's have asked permission to install a satellite dish in their backyard and mounted on the fence, below the fence line. This is allowed by the Association by-laws. A motion was made by Jeannie, seconded by Pat and approved by the full Board to allow the installation of the dish. Steve will let the homeowners know.

The next Board meeting is April 27, 2006.

The meeting was adjourned.

Sewer Lines

Steve was expecting the final report from Eric Booma today or tomorrow as well as the Mews. Steve will review both reports. We have a few options.

1. Go back to JEB and say fix all these problems
2. Terminate the contract

JEB has sent the association an invoice for \$50,000.00 for 2005 and no work was even done. Fairlington Glen has used JEB too and had issues. The board decided to wait for the final report and see where we are then. Steve will try to email us the report once he is in receipt so we can see it in advance of the next meeting.

Concrete Repairs

Concrete work was done to the front steps of Michelle Gregory's unit, 3210 S. Stafford. She is requesting the steps going to her side entrance be replaced. In the Spring the board will take a look at this and other concrete issues.

DEC Cleaning Contract

A motion was made by Jeanne and seconded by Andrew and approved by the full board to accept the DEC Cleaning contract that expires on December 31, 2005 for a rate of \$261.00 per month.

Hot Water Heater

The hot water heater for the pool bathrooms is broken. Steve will have a plumber take a look to determine if it can be repaired or needs to be replaced.

JEB Mechanical;

Pat gave a copy of the JEB Mechanical bill to board members and she is going to call Peter Philbin to discuss our options in relation to the contract.

Roofing Contract

The Board discussed the Simpson Unlimited, Inc. contract for roof replacement. A motion was then made by Jeanne, seconded by Andrew and approved by the full board to accept the Simpson Unlimited Contract.

Executive Session – 8:40 p.m.

In 1999, there was a flood in a basement of one of the residents. The floor had to be dug up, the line replaced and then the floor replaced. An invoice for this work was processed by Engleking in 2000 yet only a portion of it was paid by the insurance company. There are portions the board believes should have been paid by the insurance company that were rejected yet were never disputed by the Association – hence Legum & Norman, therefore leaving a \$10,000.00 balance due to Engleking. Steve will go back to Legum and Norman and investigate the full circumstances of this case. Until the board receives answers no action will be taken.

The next meeting is January 26, 2006.

A motion to adjourn the meeting was made by Andrew, seconded by Jeanne and approved by the full board.