

**FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
MAY 25, 2006**

**Board of Directors Present**

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

**Home Owners Present**

Brian Simonson

President Pat McDermott called the meeting to order.

A Quorum was confirmed

**Homeowner Forum**

Brian Simonson owns a Clarendon at 3161 South Stafford Street. He is contemplating attic renovations and is requesting permission to install an attic window as in his unit there isn't one. He showed the Board two options, either a round window or a fan window. The Board gave approval for a fan style window but reminded the homeowner that it will need to approve the overall plans for the attic construction project.

On a side note Brian told the Board that though his unit wasn't damaged by the water main break, he was asked to move his car by officials from Arlington County to avoid any damage to his car. In moving his car he ran over some tools left in the way by Arlington County workers, he made a claim against the county for damages in the amount of \$600.00 which were paid by the county.

**Approval of Minutes**

The approval of the April 27, 2006 minutes will be deferred until tomorrow, May 26 when further changes have been made.

**Presidents Report**

Pat McDermott has drafted a letter to Arlington County in response to the rehabilitation of the Community Center. The initial plans for this project included improved parking for the center, this has since been removed. Pat has researched this and found that the County plans to defer this portion of the community center project to a project on Columbia Pike, Arlington Mills. The money is being shifted to maintain a commitment to that community, therefore pitting communities against each other. There are tax dollars coming from each community vs. the needs of each community. Improving the Fairlington Community Center will create more problems for the Fairlington Green Community. The new uses will increase the number of people using the center. Items that need to be considered are lighting, the number of parking spaces and the increased liability as a bike path runs through there also.

**Treasurers Report**

Andrew Coleman presented the Financial Report. He began by reviewing the current assets. Steve was asked to provide a complete print out of all the expenditures from

the *Administrative – Miscellaneous* line item. On the expense side, the Association is currently under budget by \$36,227.00. The invoice from the clean-up for the water main break has not yet been paid.

Madeleine Lynch has received the release for work done in her unit caused by the water main break and has signed it. This Board will continue to pursue the county for the \$10,000.00 deductible. The question was asked that with the legal fees that we will incur, is it worth it? Peter Philbin, the attorney will start with a strong letter. This could well continue into 2007. We budgeted \$5,000.00 for legal expenditures and have at this time \$2,168.00 remaining. The bulk of the legal fees to date are in relation to the water main break and this Board will not hesitate to ask for reimbursement of these expenses as well. If we are able to get the deductible back, we will be \$15,000.00 ahead inclusive of the clean up fees.

## **Management Report**

### **Erosion Problem**

Steve Navar has not received the report yet from Thomas Downey Limited on the survey done of the erosion areas. Jeanne Clarke knows Doug and will call him and ask him to please send the report as soon as he can.

## **New Business**

### **Roof Replace Invoice**

Payment in the amount of \$57,332.92 was made to Simpson Unlimited, Inc. for completion of the flat roof replacement. Funds had to be transferred to make this payment. We are also on schedule for the slate roof replacement.

### **Pool**

The Board reviewed the progress of Century Pool in preparation of the pool opening on May 27, 2006. Steve Navar inspected the pool and the hot water was repaired by Leslie Engleking. The pool permit is also ok. For the 2007 pool contract we will ask Century Pool to price items for us earlier in the year, prior to the pool opening. Management will also take a full inventory of all pool items.

### **Unit Leak**

Steve Navar explained to the Board the problem in Michelle Gregory's unit. She is currently remodeling the basement bathroom and when a wall was removed behind the shower to reveal a leak, there is a pipe behind this wall. The pipe broke and caused damage. The pipe in question is connected to Ms. Gregory's unit and the adjoining unit. Leslie Engleking examined the pipe and it appears that it is the responsibility of the Association. Leslie in fact billed the Association for the amount he paid the plumber to repair the pipe. It appears that we need to repair the wall. Of the renovation, 85% is complete. We need an invoice from Leslie. The amount was \$650.00. but we need a complete description of the work done. The Board decided they need a bit more background and would like to hear from Ms. Gregory. Steve will ask her to please attend the June meeting before any action is taken.

### **Landscape Committee Request**

The Board has received a proposal from Sommerset Landscape Company for some additional work. This proposal comes as a recommendation from the Landscape Committee. The proposal approved last month actually had an error so the balance remaining in this account is \$2,752.00 and the request is for \$3,700.00. The Board will accept this recommendation after the proposal is reduced by \$1,000.00. Steve will inform Peter McCarthy that they will only be allowed \$2,500.00.

### **Newsletter**

Stacey Knobler will begin work on the next issue of Green Leaves in June. Items to be covered include: the four openings on the Board, the status of member equity and a brief description of anticipated increases for the next budget year.

The next Board meeting is June 21, 2006.

The meeting adjourned at 9:00 p.m.