

FAIRLINGTON GREEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MINUTES
October 26, 2006

Board of Directors Present

Stacey Knobler, President (via phone)
Corry Schiermeyer, Vice President
Andrew Coleman, Treasurer
Shawn Whitman, Secretary
Milam Mabry, Member-at-large

Home Owners Present

Michele Gregory, Pamela Byron, Mrs. Trinh, and Scott and Kirsten Falk were all present.

Stacey Knobler called the meeting to order at 7:15pm and a quorum was confirmed.

Homeowner Forum

Ms. Gregory (3210 South Stafford Street) is seeking partial reimbursement for damage to her downstairs bathroom. Water damage occurred in the bathroom of her basement. Leslie Engelking (FG maintenance contractor) confirmed that the leak came from a common pipe and authorized Ms. Gregory's plumber, who had already started renovations in her basement, to complete the repair. The association has paid the plumber \$650 for his services. Michele is seeking \$5,331.66 of additional reimbursement for costs associated with repair to her basement.

Receipts and description of the work have been provided to the Board for their consideration. No advanced approval was obtained from the Board before Ms. Gregory completed the work. The Board will review these documents and submit a decision to Ms. Gregory within the next month.

Ngoc Dung Trinh (3223 South Utah Street – end unit) received significant flood damage from the June 2006 rain storm. At the peak of the flooding, 2 ½ to 3 feet of water entered her basement from what appeared to be several sources. A significant amount of water remained in her basement for a period of approximately 10 days causing further and long-lasting damage. Leslie Engelking performed some work in second week of July to partially clean the basement. A full sanitation and reconstruction has not occurred to date. Engelking has provided sandbags to prevent subsequent flooding issues.

Stacey described the damage assessment that was received from the association's insurance company. She stated that the work to be scheduled in the unit will follow the

repair and restoration indicated in the adjuster's report. The work will be carried out by D&C Construction (the proposal selected by the Board after reviewing several bids). The Board or Steve Navar will get back to Ms. Trinh by early next week to discuss next steps.

Scott Falk repeated his interest, originally discussed at the September meeting, in having a copy of the Associations insurance policy. Steve Navar said he would get a copy to Scott via email.

Kirsten Falk would like to have information about the slate roofs and the schedule for repair. A report from Seal Engineering (contracted service for roofs) will be requested.

Pam Byron expressed her general interest in being involved as well as the Board's future objectives for building and maintaining the community.

Approval of Minutes

Previous minutes from the annual Board meeting were not approved. These minutes will be approved at the 2007 Annual Meeting of Co-owners next September.

Next Board Meeting

The next Board meeting is Thursday, November 30th 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.

The Board subsequently went into Executive Session for a briefing about the roles and responsibilities of Board members from Peter Philbin, the legal counsel of the Association.