

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
OCTOBER 6, 2015**

BOARD MEMBERS PRESENT

Daryl Anderson, President
Hazel Anderson, Vice President
Joyce White, Director
Cliff Gaskins, Director

OTHER ATTENDEES:

Asharelah Watford, CVI - Community Manager
Kia Johnson, Pines – Service Coordinator

BOARD MEMBERS ABSENT:

Annette Keizer, Treasurer
Michelle Stevenson, Director

RESIDENTS PRESENT:

Gloria Roundtree: 10228-104
Paula Reed: 10222-203
Elizabeth Johnson: 10234-104
Bernard Lane: 10232-T3
Ebony Mahoney: 10230-T5

Loretta Hayman: 10218-208
Debra Woodard: 10210-301
Robert Gibbs: 10202-T3

STATEMENT OF EXECUTIVE SESSION

On September 1, 2015, at the Pines One office, the Board of Directors made a motion to open Executive Session at 7:59 p.m. All were in favor. The purpose of the Executive Session is to discuss delinquency matters.

REGULAR MEETING

CALL TO ORDER

Daryl Anderson called the Regular Board Meeting to order at 7:03 p.m.

DETERMINATION OF QUORUM

Daryl Anderson announced quorum.

MINUTES

Joyce White made a motion to accept the minutes from the September 1, 2015, Regular Session. The motion was seconded by Hazel Anderson and passed 4/0.

OPEN COMMENTS:

- 1.) **Ebony Mahoney (10230-T5)** – stated she submitted an email to the board and to Asharelah Watford earlier on this week and she wants to know how she can receive a response to it. Asharelah Watford notified her she forwarded it to the Board earlier that day. She also mentioned her concern for the leaning trees needing to be

re-staked on the property. Ebony stated Pepco informed her Pines One provided authority to cut down the trees. She stated since doing so there is a significant increase in noise and this can cause security issues due to the resulting increased visibility. Darryl stated we did not authorize for Pepco to cut down all the trees that they had actually removed. Ebony insisted two different people at Pepco said we provided them with authorization. Asharelah mentioned our point of contact is Kyle with Pepco. Darryl insists to Ebony that we did not approve all the trees Pepco removed. Ebony wants to know when we will provide her with a response from the Board. Asharelah stated she will provide Ebony with a response once she receives feedback from the Board.

2.) **Paula Reed (10222-203)** - asked for board members to introduce themselves.

AGENDA APPROVAL/CHANGES:

Motion was made by Darryl Anderson to approve the agenda with changes under old business (bathroom renovations to the association-owned unit that the maintenance tech lives in) & under new business (tree donation by owner and tree cutting near Cliffs building). The motion was seconded by Joyce White and passed 4/0.

Management Report:

REGULAR SESSION:

ACTION 1. Orndorff & Spaid, the Associations preferred roof contractor submitted a proposal of \$100,415.00 to replace the roof on building 10208 and 10222 at a price of \$104,332.00 for a total cost of \$114,747. This is a Reserve Expense from Code 0388.03 Roof, which has a balance of \$309,890.58 as of August 31, 2015. The past work has been satisfactory and they have held the labor pricing. The fluctuation in cost is based on the materials. Approval is needed from the Board in order to proceed.

2010 Cost: \$89,842.00 for 1 building
2011 Cost \$93,472.00 for 1 building
2012 Cost \$93,500.00 for 1 building
2013 Cost \$89,224.00 for 1 building
2014 Cost \$93,169.00 for 1 building

Asharelah Watford reported there are four buildings in need of roof replacements. Asharelah stated she has already received bids. Darryl asked for the cost of the project. He says if we could get these last two buildings out of the way then it would open up more revenue for next year's budget. Asharelah added that Orndorff & Spaid is the preferred roof contractor and provided cost estimates. Joyce White wants to know where we are saving money by doing this project. Asharelah stated that a different person did the proposal it was not Ed who usually writes up the proposals. She advised she did go back and ask them to make it more competitive to what the community has spent in the past. Darryl stated that 10208 is priority because of leaks right now and Asharelah agreed. The Board decided to table this until Asharelah gets word from Orndorff & Spaid regarding cost. Darryl advised if the price does not match what they have paid in the past Asharelah will seek new bids.

ACTION 2. Blueline submitted the following proposal for cameras:

15 Cameras 60 month plan	Roving Patrol 8 hours per day	Video Surveillance 8 hours per day	Total
\$1,700	\$1,414	\$1,414	\$4,528 + 6% tax

15 Cameras 36 month plan	Roving Patrol 8 hours per day	Video Surveillance 8 hours per day	Total
\$2,243	\$1,414	\$1,414	\$5,071 + 6% tax

The standard "Prices above are based on the information provided by the Client and are considered "preliminary" until a technician can conduct a site survey to verify power, Internet connections and camera locations/cable runs." because until the tech actually walks the site and observes install locations, etc. they can't 100% confirm pricing. The Board must decide how they would like to proceed.

Asharelah Watford advised the Board has discussed cameras and/or patrol in the past Board meetings. She advised the services are a subscription and Pines would not actually own the cameras because they are leased, therefore; there would not be costs to replace, maintain, and service the cameras. Asharelah also advised the Board of the new pricing from Blueline which is a reduction from the pricing they have given in the past. Joyce White wants a notice to go out to the community about how this could increase condo fees. She also mentioned her concern that we would be the pilot for this new system. Asharelah stated that she sent out surveys twice to the residents to see how many owners would like to see patrols and cameras including whether or not they will pay increase fees. She informed that out of 304 units, CVI received 33 survey responses. She noted that most of that feedback was support for the cameras due to the recent break-ins in the community. Loretta Hayman reported loitering and marijuana use on the property. Darryl advised security could assist in dissolving these sorts of issues on the property. Gloria Roundtree stated that she is in support of alarms in individual units instead of the community buying in on cameras and patrols. Darryl added once the last 4 roofs are replaced it would free funds up that in the past were used for repairs to the roofs. These funds can now be applied to security. Loretta asked if patrols will only be roaming for 8 hours a day and Darryl replied that that would not be determined until we know what we can financially afford. Loretta mentioned her concern with owners not checking up on their renters. Joyce White asked Asharelah about the liability that we could endure with the camera usage. Asharelah advised she will get with legal counsel to find out.

TREASURER'S REPORT:

Treasurer's report was available for residents who were present at this meeting.

OLD BUSINESS

1. **Bathroom Renovation Project** - Cliff stated that there is no value in the email votes obtained in response to the contractor selection process of the bathroom renovation project. Rick & Ron have quoted a price of \$10,500 for their bid but Joyce White is concerned about this because Rick & Ron do not carry insurance for the project. Joyce White would rather us obtain an insured contractor. Asharelah presented the cost difference between both received proposals. Bernard Lane expressed his concern for Rick & Ron possibly getting injured on the job. Joyce White suggested that we should require documentation from Rick & Ron before the renovation work begins. Joyce White suggests that we call a lawyer to help the Pines One Board reach a decision on this project. Asharelah stated it was fair to consult the property attorney, Justin and stated that she would do so.

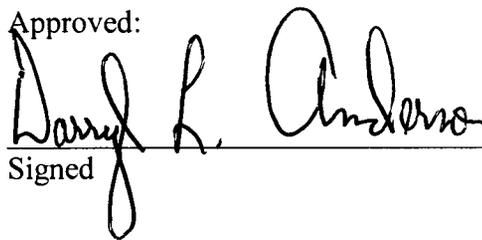
NEW BUSINESS

1. **Trees Donation**- Ebony Mahoney asked the Board if she could donate four trees to the community. Darryl Anderson advised the Board will discuss and Asharelah will give her an update on what they decided.
2. **Tree Cutting** - Cliff Gaskins stated he wants the tree that is leaning towards the building cut. Asharelah says that she will get a bid for the cutting of that tree.

ADJOURNMENT

Joyce White made a motion to adjourn the meeting at 7:58 p.m. The motion was seconded by Daryl Anderson and passed 4/0.

Approved:

 10/7/15
Signed _____ Date