

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
APRIL 4, 2017**

BOARD MEMBERS PRESENT:

Darryl Anderson, President
Renee Washington, Vice President (arrived 7:07pm)
Annette Keizer, Treasurer
Hazel Anderson, Director

Joyce White, Director
Michelle Stevenson, Director

OTHER ATTENDEES:

Asharelah Watford, CVI – Community Manager
Gloria Rice, Pines One – Service Coordinator

BOARD MEMBERS ABSENT:

Paula Reed, Secretary

RESIDENTS PRESENT:

Robert Thomas 10200-108
Jeanne Wall 10214-102
Gloria Roundtree 10228-104
Bernard Lane 10232-T3
Margaret Lindsey 10240-101

Cliff Gaskins 10222-102
Elizabeth Johnson 10234-203
Mark Sims 10218-T4

STATEMENT OF EXECUTIVE SESSION:

On March 7, 2017, at the Pines One Office, the Board of Directors made a motion to open Executive Session at 9:10 pm. All were in favor. The purpose of the Executive Session is to discuss delinquency matters.

REGULAR MEETING

CALL TO ORDER

Darryl Anderson called the Regular Board Meeting to order at 7:03 pm.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

NONE

GUEST SPEAKER:

Corporal Mercer, PGCPD, provided Cash Reward flyers for information on the two recent murders in the area:

- o Gregory Taylor (murdered 3/15/17) – investigation is being handled by Detective Ramos. No suspects yet.
- o Allysa Banks (murdered 10/19/16) – investigation is being handled by Detective Boyd. Police have a sketch of person of interest, however, there are no arrests yet.

Corporal Mercer provided crime fighting pamphlets and flyers including using NextDoor.com as an online community watch tool; Corporal Mercer also mentioned SmartWater – a solution that is applied to items of valuable. There is a fee for this as Pines One is not in a T&I area, meaning not an area where much crime has been reported. She also reiterated the need for residents to call the non-emergency police number to report all suspicious activity.

APPROVAL OF MINUTES:

Hazel Anderson made a motion to accept the minutes from March 7, 2017, Regular Session, WITH CORRECTIONS and March 7, 2017 Executive Session. The motion was seconded by Annette Keizer and passed 6/0.

REGULAR SESSION:

- ACTION** 1. The Board needs to ratify the vote to approve Mickey's Iron Works to complete the staircase welding throughout the community at a cost of \$3,990.00.
- Joyce White made a motion to accept Mickey's Iron Works' proposal for \$3, 990.00. The motion was seconded by Renee Washington and passed 6/0.
- UPDATE** 2. The 2017 Annual Meeting notice was mailed to all homeowners on March 31, 2017. There are five candidates for the two available positions and listed on the ballot: Clifton Gaskins, Paula Reed, Anette Keizer, and Debra Thomas. The Annual Meeting is scheduled for May 2, 2017. The Election Committee consists of Jeanne Wall, Bernard Lane (observer), Robert Thomas (alternative), more volunteers are needed the, an email blast can go out again and/or the Board can ask for volunteers from the floor the day of the meeting.
- There was discussion about some owners not receiving ballots yet. Some owners reported envelopes were mailed without anything inside them. Ms. Rountree asked why Cliff Gaskins name was not on the ballot. Asharelah Watford advised Cliff Gaskins did not meet the deadline to submit his candidacy letter to her office and therefore his name was not on the ballot. She added his letter was not received until March 20, 2017. Asharelah reported a correction: three (3) people are running; not five (5).
- UPDATE** 3. Structural Solutions has completed the core samples of the selected balconies per the contract they have also made all the necessary repairs to the balconies they took the core samples from. The results are pending as soon as the results are in they will be presented to the Board at the upcoming Board meeting.
- Asharelah Watford stated that there no results yet. She said it can take up to eight (8) weeks for results to be available to the community.
- UPDATE** 4. Orndoff and Spaid is currently working on the roof at 10208/10210. They should be done by the end of March. This will be the last roof replacement needed; all roofs have been replaced this project began in 2009.
- Roof work for 10208/10210, was completed the week of March 27, 2017.
- UPDATE** 5. Asharelah met with the VP for NextGen he is going to go back to the lighting engineers and have them relook at the roof lights in some areas and he agreed to provide the labor to install the lights that were given to the association in the areas the Board feels they are needed.
- Asharelah Watford reported the lighting issue is still not resolved, and the final payment is being withheld until resolved. She said it's anticipated a resolution is forthcoming within the next 30 – 60 days. Asharelah also stated the association has 17 surplus lights which she will try to get installed where needed at NextGen expense.

TREASURER'S REPORT:

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

BUILDING REP REPORT:

NONE

COMMITTEE REPORTS:

NONE

OLD BUSINESS:**Community Planting:**

Asharelah Watford suggested enlisting four (4) people per building for a Saturday in the fall. She mentioned an October date will save money on water. Asharelah will try to get Brightview to loan tools at no cost. Hazel Anderson suggested using Largo High School students looking to earn service hours. Asharelah stated she would contact area high schools, and put concrete plans together at the next meeting.

Washington Gas:

Asharelah Watford reminded everyone that she had asked owners to submit written complaints so she could forward with her complaints to Derrick Davis's Sen. Bensons office. So far, Asharelah says she has only received two complaints letters from owners.

NEW BUSINESS:**Tree Planting:**

Asharelah Watford suggested having 15 flowering trees planted by Brightview. Asharelah mentioned Prince George's County matches up to \$150 per tree. She will get costs and application to obtain the assistance with financing this from the county.

OPEN COMMENTS FROM THE FLOOR:

Gloria Whitley asked who writes the By Laws and several attendees stated the attorney of the developers writes the by-laws when the Association is formed. In Pines One case, that would have been in 1972. Ms. Whitley also wanted to know if there will ever be a cap on condo fees. Asharelah Watford explained that before considering a condo fee cap, funding reserves and delinquencies in the budget has to be a consideration.

There was discussion regarding a van that unloaded a commode on a Saturday. Asharelah Watford replied cameras should help deter this. She reported, the cameras, at a cost of roughly \$34K, are expected to be installed within the next 60 days as long as the county does not hold it up on the permitting side.

Renee Washington reported a headboard at rear of 10242 is still there. Also, the retaining wall is not cemented together – pieces are loose and coming out of place. Asharelah Watford will contact Brightview regarding the retaining wall. Renee Washington also reported weed smoking in trash room of 10240. Robert Thomas also reported weed smoking in hallway of 10200 and suggested locks be placed on front and back foyer doors of buildings. Asharelah replied this is a Board decision, however if per the Fair Housing Act, if you secure foyer doors, T level owners can legally demand the same security. Asharelah Watford stated coded trash room doors is in progress for all buildings.

Graphic graffiti was reported main door of 10240 and trash room door of 10234. Asharelah Watford will get Maintenance to remove.

ADJOURNMENT:

Joyce White made a motion to adjourn the meeting at 7:58 pm. The motion was seconded by Renee Washington and passed 6/0.

Approved:

Darryl L. Anderson 5/2/17

Signed

Date