

Condominium Number One of the Pines, Inc.
Board of Directors Meeting
June 2, 2015

REGULAR SESSION

Board Attendance:

Darryl Anderson, President
Joan O'Neal, Secretary
Clifton Gaskins, Director

Hazel M. Simmons-Anderson, Vice President
Annette Keizer, Treasurer
Edwina Brown, Director

Board Absent:

Joyce White, Director

Other Attendees:

Asharelah Watford, CVI
Justin Cameron, Esq., Cameron Mericle P.A.

Rick Cummings, CVI

Residents Present:

Elizabeth Johnson	10234 – 203	Colette Garrido	10234 – 202
Mrs. Lane	10232 – T3	Edwina Brown	10224 – 308
Val Hodges	10228 – T3 & 10214 T – 1	Marie McBroom	10228 – 102
Gloria Whitley	10214 – T2	Margaret Linsey	10240 – 101
Christine Johnson	10240 – 201	Ebony Mahoney	10230 – T5
Marc Sims	10218 – T4	S. Renne Vidato	10234 – 102
Barry Miles	10234 – T3	Adrian M. Milam	10204 – 206
Debra Thomas	10222 – 104	Michelle Stevenson	10228 -- 202

STATEMENT OF EXECUTIVE SESSION

On April 7, 2015, at the Condominium No. One of the Pines Office, the Board of Directors made a motion to open the Executive Session at 8:31 p.m. The purpose of the Executive Session was to discuss violations and delinquency matters.

Call to Order: A quorum was present and Darryl Anderson called the meeting to order at 7:48 p.m.

Open Comments:

1. Michelle Stevenson (10228 – 202) stated that tree branches are crossing the sidewalk of the entrance into building 10228.
2. Clifton Gaskins (10222 – 102) stated that on the north side of building 10228 there is a tree leading towards the building.
3. Ebony Mahoney (10230 – T 5) stated that she had emailed the Board about having concerns about Yes Energy Management estimation practices. She stated that her Yes Energy Management bills have been estimated for the past 5 months.

Management stated that they will have a representative from Yes Energy Management to attend our next Board meeting.

Approval of Minutes: April 7, 2015: Motion was made by Joan O'Neal and seconded by Edwina Brown to approve the April 7, 2015 minutes. Motion passed unanimously.

Agenda Approval/Changes

Motion was made by Joan O'Neal and seconded by Hazel Simmons-Anderson to approve the agenda with one deletion from the Management Agent's Report: **1. Bay Lighting**. Motion passed unanimously.

Short Break: Mark Sims, a member of the Election Committee, gave the election results of the June 2, 2015 Reconvened Annual Meeting.

The Election Committee gave the results of the election.

Special Business

1. Election of Officers

President: Motion was made by Joan O'Neal and seconded by Annette Keizer to nominate Darryl Anderson for president. Motion passed unanimously.

Vice President: Motion was made by Clifton Gaskins and seconded by Joan O'Neal to nominate Michelle Stevenson for vice president. Motion was made by Darryl Anderson and seconded by Annette Keizer to nominate Hazel Simmons-Anderson for vice president. Three board members, Clifton Gaskins, Michelle Stevenson and Joan O'Neal voted for Michelle Stevenson for vice president. Darryl Anderson, Hazel Simmons-Anderson and Annette Keizer voted for Hazel Simmons-Anderson for vice president.

Since there was a tie vote for this position, the election of officers will be continued at the next board meeting, July 7, 2015

2. Code of Ethics -- Tabled

Management Agent's Report

1. Unit Renovations

Update: 10210 – T2 – Ed Smith Contracting submitted a proposal to renovate the bathrooms in the association owned unit for a cost of \$14,000.00. Additional bids are pending and will be presented at the July meeting.

2. Storm Drain -- Tabled

Brickman submitted a proposal to enhance the storm drain area that was recently repaired near 10206 for a cost of \$1,905.00.

3. Security Patrol -- Tabled

Management received proposals for a security patrol services in the community.

- A. Admiral Security Services
- B. Alpha Security, Inc.
- C. US Security Operations Group

4. Camera Service Proposal -- Tabled

Management received proposals for camera services.

- A. Surveillance Secure 16 Cameras
- B. Maryland Security Professionals 18 Cameras
- C. Blue Line Security 36 Cameras

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

Building Rep Report: The Building Reps Meeting was held on April 8, 2015. The next Building Reps Meeting will be held on Wednesday, July 8, 2015 at 7:00 p.m. in the Pines One Office.

Old Business: None

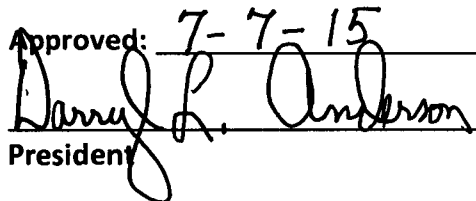
New Business: None

Directors' Report: None

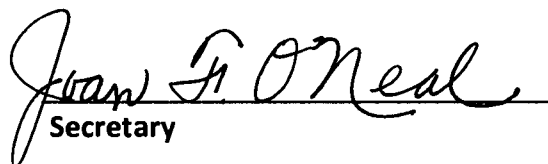
Other/Open Floor: None

Adjournment: Motion was made by Joan O'Neal and seconded by Hazel Simmons-Anderson to adjourn the meeting at 9:24 p.m. Motion passed unanimously.

At the close of the regular meeting, the Board entered executive session for the purpose of reviewing and taking actions on legal matters.

Approved: 7-7-15


President



Secretary