

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
AUGUST 2, 2016**

BOARD MEMBERS PRESENT

Darryl Anderson, President
Annette Keizer, Treasurer
Paula Reed, Secretary

Hazel Anderson, Director
Joyce White, Director
Michelle Stevenson, Director

OTHER ATTENDEES:

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

BOARD MEMBERS ABSENT:

Renee Washington, Vice President

Residents Present:

Gloria Roundtree: 10228-104

Bernard Lane: 10232-T3

Marie McBroom: 10228-102

Christine Johnson: 10240-201

Clifton Gaskins: 10222-102

Gloria Whitley: 10214-T2

Robert Thomas: 10200-108

Elizabeth Johnson: 10234-203

Robert Gibbs: 10202-T3

Statement of Executive Session

On, July 7, 2016, at the Pines One Office, the Board of Directors made a motion to open Execution Session at 7:35pm. 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 7:02 pm.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

Gloria Whitley asked about bulk trash and requested the Board consider placing a dumpster onsite so owners can dispose of bulk trash. Asharelah Watford advised the community could do a dumpster day; it will be up to the Board. She advised she would look into cost and get back to the Board.

Robert Gibbs voiced a concern about the trash room doors not closing and/or locking properly. He stated locks will not work on old doors and he added different combinations are needed for each door. Asharelah advised she is aware and his concerns regarding the self-closing door hinges will be repaired and addressed by a contractor. She added the locks work fine just the door hinges need to be repaired. She advised there are different codes for the doors for added security.

Gloria Roundtree and Christine Johnson stated they did not receive June's financial statement and inquired why they did not when they asked to receive them monthly two years ago. Asharelah Watford advised she gets updates to the

Maryland Condo Act yearly which states the requests must be made in writing for each occurrence. Gloria Roundtree said they should have been notified of changes by the Board and she is not aware of any changes to Maryland Condo Act regarding such request. Asharelah advised only when the Board is changing a policy or rule of the community must the Board notify the owner in this case that does not apply as the Board is simply following the Condo Act.

Cliff Gaskins added he also requested the financial statement and was advised he must request it every time would like to receive the statement. He also stated the budget review process should be held in an open meeting. Asharelah Watford advised per the Act the Board meets discusses/make changes to the budget in a closed meeting, once it is finalized, it is then mailed to the owners, an open meeting is held for comments from the owners, and is voted on in an open meeting.

MINUTES

July 5, 2016 Minutes corrections:

- Cross out Renee Washington as resident on Sign In Sheet.
- Change to Darryl Anderson instead of Hazel Anderson “gave Corporal Jennifer Mercer’s phone number”
- Motion to open Executive instead of Regular meeting.

Hazel Anderson made a motion to accept the minutes with corrections from July 5, 2016, Regular Session and Executive Session. The motion was seconded by Joyce White and passed 6/0.

REGULAR SESSION:

ACTION **1.** Homeowner Requests:

a. Gloria Whitley is requesting to replace the windows in her home. According to the Window replacement program she is using one of the approved window companies Alco. The Board must ratify the email vote to proceed.

Joyce White made a motion to approve the window replacement. The motion was seconded by Hazel Anderson and passed 6/0.

b. Michelle Stevenson of 10228 is requesting to have three permit A signs in the area of 10226 parking lot and six in the area of 10224. These spaces are currently unmarked. The Board must decide how they would like to proceed.

Michelle Stevenson asked why we have more visitor parking spaces than Permit A parking spaces. Asharelah Watford advised that may appear to be the case because the permit A spaces surround all the buildings. Paula Reed asked if parking spaces are based on number of units. Asharelah responded there is One Permit A parking permit issued per household. Michelle asked about the towing policy in regards to times vehicles can be towed. Asharelah advised towing doesn’t happen until after midnight per the current policy. She added the Board could vote to move the time up. Joyce White asked for pictures of the area Michelle is proposing the new parking spaces in order to make a decision. Asharelah will provide the pictures by the end of the week so the Board can vote on it. Joyce White asked if we can request an inspection weekly of the lots by Bumper 2 Bumper. Asharelah replied she would send the request to Bumper to Bumper and advise the Board.

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:

Asharelah Watford reported Washington Gas is at the end of their project. She added a walk through will take place Monday, 8/8/16 to talk about the restoration portion of the project. Washington Gas will replace grass, fix pavement, concrete, etc. She added they are going to replace the concrete slabs not just patch it. Asharelah advised she will have more information after Monday's walk-through. She added she intends to do whatever it takes to make sure they put the community as it was prior to the work, including re-stripping parking lot. Asharelah stated the lighting project is not done. She advised last time she did a walk through, she noticed it was very dark. She stated NextGen will switch out the lights to brighter lights in order to make it brighter. She advised they have installed a few of the brighter lights down near 46-50. She stated she will walk through again tonight to see if the new lights make a difference.

Joyce White added the rooftop lights are not bright enough. Asharelah advised she has it in writing from NextGen stating they will do whatever it takes to make it right. She advised the contract has not been paid in full and it is not policy to pay any contracts in full prior to services satisfactorily being rendered and this is confirmed with an inspection.

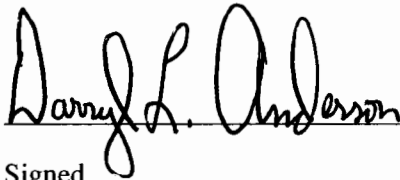
NEW BUSINESS:

NONE

ADJOURNMENT:

Paula Reed made a motion to adjourn the meeting at 7:39pm. The motion was seconded by Hazel Anderson and passed 6/0.

Approved:



Signed

Date