

**CONDOMINIUM NUMBER ONE OF THE PINES INC.  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION  
July 12, 2017**

**BOARD MEMBERS PRESENT:**

Darryl Anderson, President  
Joyce White, Vice President  
Annette Keizer, Secretary

Renee Washington, Director  
Hazel Anderson, Director

**OTHER ATTENDEES:**

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

**BOARD MEMBERS ABSENT:**

Paula Reed, Treasurer  
Michelle Stevenson, Director

**Residents Present:**

Gloria Roundtree 10228-104  
Robert Gibbs 10202-T3

Clifton Gaskins 10222-102  
Bernard Lane 10232-T3

**Statement of Executive Session**

On June 6, 2017, at the Pines One Office, the Board of Directors made a motion to open Executive Session at 8:16 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 7:02 pm.

**DETERMINATION OF QUORUM**

Darryl Anderson announced quorum.

**OPEN COMMENTS:**

Bernard Lane stated within the last two months, tires have been stolen off of two vehicles on the property. Mr. Lane asked where the security cameras will be located and when they will be operational. Asharelah Watford responded with the locations of the security cameras, adding the number of cameras purchased at this time were based on the goal to remain within the budget. Mrs. Watford also stated the cameras should be operational within the next 30 to 60 days, pending Prince George's County approval for permits. There was some discussion regarding recent Prince George's County police presence in the Prince Place area.

**Minutes**

Joyce White made a motion to accept the minutes from June 6, 2017, Regular Session. The motion was seconded by Hazel Anderson and passed 5/0.

Renee Washington made a motion to approve adding Action 5, Video Doorbell Architectural Change Request to the July 12, 2017 agenda. The motion was seconded by Annette Keitzer and passed 5/0.

**REGULAR SESSION:**

- ACTION 1.** Brightview has submitted a proposal to deliver the following to the property for planting by the Community:

144- Purple Muhly Grass 1 Gallon  
96- Soft Touch Holly 3 Gallon  
96- Pocomoke Shrub Crape Myrtle 3 Gallon  
48- Gold Mop Cypress 1 Gallon  
240- Day Lilly mix of pink, red, yellow 1 Gallon  
240- Tulip Bulbs mix pink, yellow, red bulbs  
3- Topsoil Yds.  
6- Dyed Brown Hardwood Mulch Yds.

Total Cost: \$9,045.00

The Board must decide how they would like to proceed. The cost for this project will be coded to 61800 Landscape Services; as of 05/31/2017 that code currently has a balance of \$3,650.

This action was tabled until Asharelah Watford provides the Board with pictures of the flowers and trees proposed for this project.

- ACTION 2.** Brightview has submitted a proposal to plant the following trees in various locations on the property to be determined by the Board:

4-Pink Dogwood  
4-White Dogwood  
7-Maple October Glory  
10 bags-Soil Conditioner  
15 each-Gator Bags  
15 each-Tree Stake Kits

Total Cost: \$5,634.20

The county currently has a tree program where they will match up to \$150 a tree and reimburse the association the cost up to \$5,000.00. Once the Board approves, management will submit the application to the county for processing. The Board must decide how they would like to proceed. The cost for this project will be coded to 61800 Landscape Services; as of 05/31/2017 that code currently has a balance of \$3,650.

Joyce White motioned to approve \$5,634.20 for this project. The motion was seconded by Renee Washington and passed 5/0.

- ACTION 3.** KC Builder submitted a proposal to run electrical power to three entrances (10200, 10222, and 10248) for camera installation. The cost for this project will be \$6,610.00 coded to 93000 Capital Improvements; as of 05/31/2017 that code currently has a balance of \$0.00. The Board must ratify the approved email vote. Once the contractor gets all required documents and deposits work will begin. To expedite installation the permitting process has started.

The Board previously approved unanimously via email vote. Hazel Anderson made a motion to ratify email vote and accept KC Builder's proposal. The motion was seconded by Joyce White and passed 5/0.

**ACTION 4.** Marafatsos and Sons submitted a proposal to repair and water proof the foundation wall at building 10200 near unit T6 and 10222 near unit T6 at the window where water comes in when it rains. The cost for this project will be \$5,335.00 coded to 61000 Miscellaneous Repair; as of 05/31/2017 it currently has a balance of \$1,819.00. The Board must ratify the approved email vote.

Hazel Anderson made a motion to ratify email vote and accept Marafatsos and Sons' proposal. The motion was seconded by Joyce White and passed 5/0.

**ACTION 5.** The owner of 10228, unit 103 is requesting to install a video door bell. The Board must decide how they would like to proceed.

Renee Washington motioned to approve the architectural Change Request for a video doorbell, with the stipulation that the doorbell must match the hardware on the door. The motion was seconded by Annette Keizer and passed 5/0.

**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:**

NONE

**NEW BUSINESS:**

Action 5. Video Doorbell request

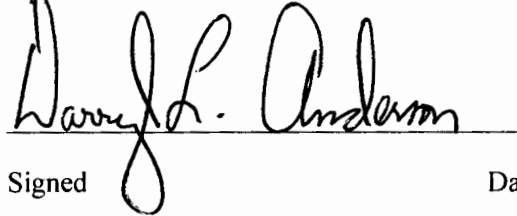
**OPEN COMMENTS FROM THE FLOOR:**

Gloria Roundtree stated a notice for volunteers to plant flowers should not have included the verbiage that buildings without volunteers will not receive plantings. Asharelah Watford explained the statement was meant to engage the community. Ms. Watford also stated that she will reach outside of the Pines One community for volunteers and that all Pines One buildings will receive plantings as needed.

**ADJOURNMENT:**

Annette Keizer made a motion to adjourn the meeting at 7:30 pm. The motion was seconded by Joyce White and passed 5/0.

Approved:

  
Signed \_\_\_\_\_ Date \_\_\_\_\_