

**MINUTES OF THE
COLECROFT STATION CONDOMINIUM
BOARD MEETING**

**505 East Braddock Road
Alexandria, VA**

January 23, 2008

ATTENDEES:

Board Members Present:

Mr. Richard Calderon, President; Mr. Chris Burruss, Treasurer; Dr. John Fay, Secretary
Mr. Paul Abramson, Commercial Director; Ms. Catherine Drucker, Director

Others Present:

Ms. Marlene Jose, Site Manager; Ms. Diane Tschirhart, Property Manager, KPA
Ms. Cathy Trocchia, Recording Secretary, Minute-By-Minute

I. EXECUTIVE SESSION:

The Board agreed **BY CONSENSUS** to move into an Executive Session at 6:32 p.m.
The Board agreed **BY CONSENSUS** to come out of Executive Session and open the
Owner's Forum at 7:37 p.m.

II. CALL TO ORDER:

Following the conclusion of an Owner's Forum, Mr. Calderon called the Board Meeting
to order at 8:52 p.m.

III. APPROVAL OF MINUTES:

**MOTION: Dr. Fay moved, Mr. Abramson seconded, to approve the November 27,
2007 minutes. The motion passed (4-0-1) with Mr. Burruss abstaining.**

IV. PRESIDENT'S REPORT:

Mr. Calderon reported that all damage caused by the sprinkler malfunction on October 2,
2007 in building 545 has been corrected with the exception of one unit whose owner has
opted to accept a check in lieu of installed carpet. .

Mr. Calderon also reported that the Board had approved re-flashing of 610 and 505
Towers at the Plaza interface and that EV Air-tight Shoemaker has been awarded the
project.

V. TREASURER'S REPORT:

Mr. Burruss said that he had nothing to report as Treasurer. He added that anyone with
Budget concerns or questions should email him prior to the next Board meeting so that he
could address their issues at the next Board Meeting.

VI. OLD BUSINESS:

Mr. Calderon stated there were a number of hold-over contracts and ratification items:

MOTION: Mr. Burruss moved, Dr. Fay seconded, to award a landscaping maintenance contract to Springfield Nursery of \$3,584. The motion passed unanimously (5-0-0).

MOTION: Mr. Abramson moved, Mr. Burruss seconded, to award the lower garage handicap ramp contract to Portugal Construction of \$5,280. The motion passed unanimously (5-0-0).

MOTION: Mr. Abramson moved, Dr. Fay seconded, to ratify the 505 and 545 Fire Alarm contract to Livingston Company of \$48,840. The motion passed unanimously (5-0-0).

VII. NEW BUSINESS:

MOTION: Mr. Burruss moved, Ms. Drucker seconded, to approve the installation of wood laminate flooring by the owner of Unit 305/Building 505 with the condition that she complies with the usual provisions for installing such floors concerning 80% carpet coverage, installation limited to 8 a.m. to 5 p.m. Monday through Saturday etc. The motion passed unanimously (5-0-0).

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to approve the purchase of a contract with Comcast for basic cable to the gym television at a cost of \$240.00 per year. The motion passed unanimously (5-0-0).

(Deleted discussion of Yoga Class issues to be revised by Community Manager.)

MOTION: Mr. Burruss moved, Ms. Drucker seconded, to look at Policy Resolution #11 for possible revision. Mr. Burruss and Ms. Drucker are to head up the effort. The motion passed unanimously (5-0-0).

MOTION: Dr. Fay moved, Mr. Burruss seconded, to appoint Holly Hess as Chair, Chong Jang as Commercial Member and Patricia Beith as Member of the Covenants Committee in 2008. The motion passed (4-0-1) with Ms. Drucker abstaining.

VIII. SCHEDULE OF NEXT BOARD MEETING:

Mr. Calderon proposed the Board pencil in future Board meetings for the year. He proposed that the Board agree to pencil in the third Thursday of every other month, in March and May. The Board agreed to the proposal and to review its experience for the balance of the year.

IX. ADJOURNMENT:

There being no further business, Mr. Calderon adjourned the meeting at 9:48 p.m.

Respectfully submitted,

John Fay, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)