

Minutes of the Board of Directors Meeting  
Colecroft Station Condominium  
January 31, 2006

President Richard Calderon called the meeting to order at 6:39 p.m. Directors in attendance were Mr. Calderon, Paul Abramson, Holly Hess (for Gregory Corbett), Thomas Manor, and Carmen Radelat. Diane Tschirhart, Managing Agent, was also in attendance.

Mr. Abramson reported that he had located the approved structural drawings for the community. They will be copied on paper and digitally.

Mr. Calderon reported that proposals were solicited from three competent engineering firms: Becht Engineering, ETC, and Seal Engineering. Board members interviewed engineers from each firm. Becht is a large company with offices scattered throughout the northeast region of the country; the representative that met with the Board has since been moved to other projects. Also, Becht did not provide a substantive bid. ETC had a long relationship with Colecroft Station under former president Walter Pierce; the Board at the time, however, did not accept ETC's recommendations or continue using that firm. ETC's principal, Joe Shuffleton, clearly wanted to reprise his relationship with the community. Seal Engineering is a small, local firm that performs much work in the Alexandria area. Seal has worked with Mr. Abramson and Ms. Tschirhart on other projects, and received stellar recommendations from other references.

Ms. Hess moved, and Mr. Abramson seconded, to approve the proposals from Seal Engineering for Floor Design (545/105) at \$10,500 and Waterproofing investigation at \$13,500, with both projects to run concurrently. The motion passed unanimously.

There being no further business, the meeting adjourned at 6:58 p.m. The next meeting is scheduled for February 16, 2006.

Respectfully submitted,

Carmen Radelat  
Secretary, Colecroft Station Condominium