

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

**505 East Braddock Road
Alexandria, VA**

February 22, 2007

I. ATTENDEES:

Board Members Present: Greg Corbett, President; Chris Burruss, Treasurer; Richard Calderon, Secretary; Paul Abramson, Commercial Director; and Catherine Drucker, Director.

Others Present: Ms. Diane Tschirhart, Property Manager-KPA; Ms. Marlene Jose, Building Manager; Ms. Lee Ann Turner, Recording Secretary-MBM; and Ms. Sheyna Burt, Legal Counsel-Chadwick, Washington et al.

II. CALL TO ORDER:

Mr. Corbett called the meeting to order at 8:48 p.m. and announced the presence of a quorum. He stated that the meeting would be run on a casual format of Robert's Rules of Order – in effect there would be no need for a motion second.

III. APPROVAL OF THE MINUTES:

MOTION: Mr. Calderon moved to approve the minutes of the December 6, 2007 monthly meeting, as amended. The motion passed unanimously (5-0-0).

IV. PRESIDENT'S REPORT:

Mr. Corbett stated that he had nothing further to report as he spoke during the Owners Forum.

V. TREASURER'S REPORT:

No report.

VI. LITIGATION UPDATE WITH LEGAL COUNSEL:

Sheyna Burt updated the Board on the status of the litigation.

VII. ADJOURNMENT INTO EXECUTIVE SESSION:

The Board moved into an Executive Session at 9:05 p.m.

The Board reconvened the Regular Session at 10:00 p.m.

VIII. OLD BUSINESS:

Mr. Corbett announced that his emergency approval for the 545 Garage Door counter-balance spring costing \$1,990.00 needed to be ratified. Cristar, Colecroft Station's garage door maintenance company had responded swiftly and the counter-balance spring has been fixed.

MOTION: Mr. Abramson moved to ratify the 545 Garage Door repair by Cristar. The motion passed unanimously (5-0-0).

Mr. Corbett announced the need to ratify a contract with Akropolis to install a hardwood floor in 545 # 105.

MOTION: Mr. Abramson moved to ratify work on Acropolis in the amount of \$4,500.00. The motion passed unanimously (5-0-0).

Mr. Corbett explained that in correspondence with Mr. Manor he had agreed to change the minutes of the 2006 AGM to read: "Mr. Manor responded . . ."

MOTION: Mr. Corbett moved to amend Mr. Manor's wording in the annual minutes to the word 'responded'. The motion passed unanimously (5-0-0).

IX. NEW BUSINESS:

Master Insurance Renewal: Ms. Tschirhart reported that the cost of the property insurance has increased by \$3,000.00. The insurance also went up due to an increase in workers' compensation. The total is \$46,319.00, which Diane Tschirhart mentioned is under budget.

MOTION: Mr. Abramson moved to approve the 2007-2008 insurance premium in the amount of \$46,319.00. The motion passed unanimously (5-0-0).

Approval of Unit Remodeling:

MOTION: Mr. Corbett moved to approve a kitchen remodeling of building 505 #106 to include new cabinets, a kitchen pass through and new lighting. The motion passed unanimously (5-0-0).

There was discussion about the materials being installed in the unit. Notice needs to be sent to the owner explaining if they choose to upgrade the materials, they must do so at their own expense and risk.

MOTION: Mr. Corbett moved to approve the installation of hardwood floors in the living room, two bedrooms and hallways of 610 # 304. The motion passed unanimously (5-0-0) subject to the regular conditions of 80% carpeting, hours of work and so on.

Mr. Calderon explained to the Board the substance of a rezoning application for a six storey building on Payne Street.

MOTION: Mr. Corbett moved to have Mr. Calderon represent the Association at a City Council Public Hearing. The motion passed unanimously (4-0-1) with Mr. Abramson abstaining.

Mr. Corbett asked Diane to invite the Alexandria Police to perform an assessment of Colecroft Station and receive an update about it.

MOTION: Mr. Corbett moved to invite a representative from the Alexandria Police for a town hall style meeting and request a crime audit of the premises. The motion passed unanimously (5-0-0).

Mr. Corbett explained that Alexandria was asking Colecroft Station to upgrade the sprinkler system with a back-flow feature to safeguard the public water system.

MOTION: Mr. Corbett moved to approve the contract from Cavalier in the amount of \$10,485.00. The motion passed unanimously (5-0-0).

X. ADJOURNMENT:

MOTION: Mr. Corbett moved to adjourn the meeting at 11:01 p.m. The motion passed unanimously (5-0-0).

Respectfully submitted,

Lee Ann Turner, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)