

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

**505 East Braddock Road
Alexandria, VA**

March 24, 2009

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. Chris Collins & Vanessa Pettit, Recording Secretaries, Minute-By-Minute

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 7:02 p.m.

II. APPROVAL OF MINUTES:

MOTION: Ms. Drucker moved, Mr. Abramson seconded, to approve the minutes of the December 29, 2008 Board Meeting. The motion passed (4-0-1) with Mr. Burruss abstaining.

MOTION: Mr. Abramson moved, Dr. Faye seconded, to approve the minutes of the February 25, 2009 Board Meeting. The motion passed (4-0-1) with Ms. Drucker abstaining.

III. REPORTS

PRESIDENT: Mr. Calderon reported that EV Airtight Shoemaker was about to begin the gable wall flashing repair to 505 # 802. Once that was done, David Di Quollo of Seal Engineering would oversee a water test to determine flashing effectiveness. Thereafter, the contractor would begin flashing repairs to the exterior porches outside the Exercise and Meeting Rooms.

Mr. Calderon also reported that Springfield Nursery had begun the spring clean-up of the landscaping.

TREASURER: No report was provided.

IV. OLD BUSINESS

RATIFICATIONS

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to ratify the permission to remove a non-structural bedroom wall in Building 545, Unit 608 subject to the usual conditions. The motion passed unanimously (5-0-0).

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to ratify permission the to install engineered hardwood floors over underlayment in the living room and bedroom of 505 # 507 subject to the usual conditions. The motion passed unanimously (5-0-0).

MOTION: Ms. Drucker moved, Dr. Fay seconded, to ratify the decision to approve the \$1,950 plus tax contract with Trash Master to disconnect three (3) trash compactors. The motion passed unanimously (5-0-0).

MOTION: Ms. Drucker moved, Dr. Fay seconded, to ratify a \$303 per quarter for exercise equipment maintenance contract with Heartline Fitness. The motion passed unanimously (5-0-0).

MOTION: Mr. Burruss moved, Dr. Faye seconded, to ratify the \$44,372 contract with Shannon & Luchs for the insurance contract for April 2009 through 2010. The motion passed unanimously (5-0-0).

V. NEW BUSINESS:

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to approve the STH one year \$825 contract for the water booster pump (\$30.00 increase from last year). The motion passed unanimously (5-0-0).

MOTION: Mr. Burruss moved, Mr. Abramson seconded, to approve the R&B \$988 contract for preventative maintenance on the cooling tower for one year. The motion passed unanimously (5-0-0).

MOTION: Mr. Calderon moved, Mr. Abramson seconded, to allow the resident of 505 # 404 to have a second pet in the unit until November 2009, contingent on the good behavior of the dog. Ms. Jose will handle any complaints and keep the Board informed. The motion passed unanimously (5-0-0).

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Mr. Burruss inquired about a salary overage on line item 5025. Ms. Jose will contact the Community Manager, Ms. Tschirhart, about this and get back to the Board.

Dr. Fay inquired about any proposals or work that may be outstanding. Ms. Jose and Mr. Calderon reviewed projects that were pending.

VI. ADJOURNMENT:

There being no further business, Mr. Calderon adjourned the Board meeting at 8:19 pm.