

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

**505 East Braddock Road  
Alexandria, VA**

**September 8, 2005**

**I. ATTENDEES:**

Board Members: Richard Calderon, President; Holly Hess, Vice President; Tom Manor, Treasurer; Joe Trevisani, Secretary; and Paul Abramson, Director.

**II. CALL TO ORDER:**

Richard Calderon called the meeting to order at 7:14 PM

**III. REORGANIZATION OF THE BOARD**

Richard Calderon informed the meeting that the original purpose to review a draft of the 2006 Budget had been expanded to include a possible reorganization of the Board of Directors. Tom Manor and Joe Trevisani had declared themselves convinced that Richard Calderon could no longer serve as President since the Bylaws stipulate that this Officer must be a resident in the complex. (Richard Calderon is presently providing practical support at night to his sister – who is recovering from a very serious automobile accident – six blocks away from Colecroft Station.) Holly Hess had formally requested that the President ask the Association lawyers, Chadwick Washington, for a legal opinion on this matter, which reached the Association this morning. Chadwick Washington found that Richard Calderon continued to meet both the residency and the occupancy requirements stipulated by the Bylaws. Richard Calderon stated that he was serving as President only because no other Director acceptable to the Board would or could make the necessary time commitment to serve.

**Motion: Holly Hess moved, Paul Abramson seconded, to retain Richard Calderon as Board President. The Motion passed 3-2-0 with Tom Manor and Joe Trevisani opposed.**

Tom Manor expressed his dissatisfaction with the Chadwick Washington opinion and stated his view that residency requires sleeping in the residence every night. Joe Trevisani stated his belief that Colecroft Station needed to elect a new President.

**III. REMOVAL OF JOE TREVISANI FROM HIS POSITION**

Holly Hess raised the issue of Joe Trevisani's own current status. He is presently leaving Colecroft Station, renting his unit and moving to Hawaii for several years. Joe Trevisani had earlier stated his intention of resigning from the Board prior to moving to Hawaii. When exactly did he intend to resign?

Joe Trevisani answered that his resignation was no longer on the table. He considered that he was able fully to contribute to the day-to-day management of Colecroft Station and all its issues from Hawaii. Tom Manor added his view that Joe Trevisani had more knowledge than anyone about Colecroft Station issues.

Holly Hess replied that the lack of progress on Plaza level water intrusion issues, Joe Trevisani's most important Board-assigned task, was largely due to his absence in Memphis for training with FedEx between January and May, and to his lack of time commitment to these issues after his return. She did not see how this performance level could improve once he had moved to far more distant Hawaii and was flying to and from the Far-East for FedEx. She did not see consistency in Joe Trevisani's position that Colecroft Station issues could not be effectively managed by a Board President who was on site daily and on call 24/7 – only sleeping six blocks away due to a family situation – but could be effectively managed by another Board Officer who would be residing/working thousands of miles and many time-zones away somewhere between Hawaii and the Pacific rim nations.

**Motion: Holly Hess moved that Joe Trevisani be removed from his position on the Board. \* Paul Abramson seconded the motion, which passed unanimously (5-0-0).**

Tom Manor noted that he and Joe Trevisani had voted in the affirmative to permit his request – per Robert's Rules – that the motion be reconsidered at the next Board Meeting. Richard Calderon acceded to Tom Manor's request, although he was not required to do so under Robert's Rules. \*\*

#### **IV. ADJOURNMENT**

Richard Calderon adjourned the meeting at 8 PM.

Notes by Richard Calderon dated December 8, 2005:

\* The wording of the September 8 Hess motion was subsequently deemed by the Board to be unclear. On November 11, 2005 Richard Calderon made a clarifying motion, by a full Board e-mail exchange, in which he moved to appoint Holly Hess to the position of Board Secretary. This motion, which was seconded by Paul Abramson, automatically – per the Bylaws – removed Joe Trevisani from the Secretary position by replacing him as Secretary with another Director. The motion passed 3-2-0 with Tom Manor and Joe Trevisani opposed.

Holly Hess had already been transferred by vote of the Board from the position of Vice President to that of Treasurer on September 16 following the resignation of Tom Manor from the Treasurer position. She thus occupied two Board Officer positions on the 2005 Board for the remainder of its term.

Joe Trevisani's other Board position, that of water intrusion point-man, passed to Tom Manor when the latter, with Joe Trevisani's concurrence, volunteered to assume that responsibility on Joe Trevisani's departure.

\*\* Per Robert's Rules, a request for reconsideration is mandatory only when the majority vote in a particular meeting constitutes less than an absolute majority of potential electors. (This is a Parliamentary mechanism to protect the interests of those unable to attend a critical vote.) In this instance, an absolute majority would have been 3 out of the potential 5 votes. In fact, the motion had passed with 5 affirmative votes out of 5, a unanimous vote of all the eligible electors.