

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

**505 East Braddock Road
Alexandria, VA**

October 16, 2008

ATTENDEES:

Board Members Present:

Mr. Richard Calderon, President
Ms. Catherine Drucker, Director
Dr. John Fay, Director
Mr. Paul Abramson, Director

Board Member Absent:

Mr. Chris Burruss

OTHERS PRESENT:

Ms. Marlene Jose, Site Manager
Ms. Kristin Webb, Recording Secretary, Minute-By-Minute

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 6:35 p.m.

II. APPROVAL OF MINUTES:

MOTION: Dr. Fay moved, Mr. Abramson seconded, to approve the minutes of the September 4, 2008 Board meeting. The motion passed unanimously (4-0-0).

III. PRESIDENT'S REPORT:

Mr. Calderon addressed the issue of re-flashing the western attic of the 505 Tower. Seal Engineering, the Association's consultants, are looking for the best way to re-flash. Mr. Calderon reported that as of now they are considering three options: to build scaffolding, to use a cherry picker crane, or to build a structure from the balconies below the tower. He stated that homeowners below are not pleased with the third option since materials and labor would need to move through their units.

He continued that the re-landscaping of the Plaza and Tower entrances was nearly done.

He further reported the Colecroft Station three-year trash contract with PDS will expire in February 2009. Ms. Jose is looking into contracts with new companies. One option so far is C&B Trash Removal; their monthly fee of \$992 is significantly less than that of PDS and they would remove the trash compactors in favor of trash receptacles that would be emptied four times a week. Also that the new drop ceilings in the elevators had been installed in September by Potomac Home Improvement at 1/6th the cost quoted by the OTIS subsidiary and were working fine.

Mr. Calderon discussed the 2009 budget, stating that a budget session was held last week. Overall the 2009 budget is \$13,700 lower than that of 2008. Some shifts have been made, including a \$15,000 net increase in capital repairs and reserves. Expected savings in the operating budget are anticipated to offset the increase in management company fees, insurance, elevator maintenance, and electric bills. There is a projected end of year surplus of \$18,000 that could be applied to the Capital Repair and Replacement Reserves.

IV. TREASURER'S REPORT:

No report was provided.

V. COVENANTS COMMITTEE REPORT:

A hearing will be held by the Covenants Committee with a unit owner about visiting dogs who had messed up in the 505 Tower.

VI. OLD BUSINESS:

MOTION: Mr. Abramson moved, Ms. Drucker seconded, to ratify the decision to approve the contract for the wood floors for units 505-306, 545-407, and 505-408. The motion passed unanimously (4-0-0).

MOTION: Dr. Fay moved, Mr. Abramson seconded, to ratify the decision to approve the contract with Christar to repair the slats in the 545 garage in the amount of \$1,160.00. The motion passed unanimously (4-0-0).

MOTION: Mr. Abramson moved, Dr. Fay seconded, to ratify the decision to approve the contract with Thomas Daly to repair the stairs at the corner of West Street and Braddock Road in the amount of \$8,500.00 and another to perform brick repairs to the townhouse steps in the amount of \$3,450.00. The motion passed unanimously (4-0-0).

VII. NEW BUSINESS:

MOTION: Mr. Abramson moved, Dr. Fay seconded, to approve the 2009 budget as submitted. The motion passed unanimously (4-0-0).

Ms. Drucker noted that her vote to approve the 2009 Budget was made with reservations occasioned by her concern to ensure that the Capital Repair and Replacement Fund be appropriately funded. However, she accepted that the issue would be revisited in the coming year as the Board worked with the Association's Civil Engineers (Seal) and Reserve Engineers (Gianetti) to determine the scope and timing of future capital projects.

Dr. Fay expressed a desire to set a date with the engineers, possibly around the second week of May. Ms. Drucker suggested that there be an open meeting for owners.

Dr. Fay reported that there have been complaints from some unit owners that the turning circle was being used by commuters as a 'kiss and ride' area. He would like to have signs up to prevent this from taking place.

IX. ADJOURNMENT:

There being no further business, Mr. Calderon adjourned the Board meeting at 7:32 p.m.

Respectfully submitted,

Dr. John Fay, Recording Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name)

(Title)