

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

**Party Room,
505 East Braddock Road
Alexandria, VA**

November 13, 2006

ATTENDEES:

Board Members: Richard Calderon, President; Holly Hess, Interim Director & Treasurer, Greg Corbett, Treasurer; Paul Abramson.

I. CALL TO ORDER:

Richard Calderon called the meeting to order at 8:15 PM following an Owner's Forum.

II. APPROVAL OF OCTOBER 19, 2006 MINUTES

Paul Abramson moved and Holly Hess seconded a motion to approve the October 19, 2006 Minutes. The motion passed 3-0-1, with Greg Corbett abstaining as he was not present at the October Meeting.

III. RESIGNATION OF HOLLY HESS AS INTERIM DIRECTOR AND APPOINTMENT OF GREG CORBETT AS TREASURER

Richard Calderon explained that Gregg Corbett had returned from service abroad and could now assume his place on the Board. Holly Hess, who was appointed Interim Director per Greg Corbett's suggestion at the 2005 Annual General Meeting, could now resign from the Board. However, Holly Hess's resignation would leave the Board Office of Treasurer vacant. **Paul Abramson moved and Greg Corbett seconded a motion to thank Holly Hess for her contributions and to appoint Greg Corbett as Treasurer for the balance of the 2006 term. The motion passed unanimously.**

IV. RATIFICATION OF LIVINGSTON 610 FIRE ALARM CONTRACT

Richard Calderon reminded the Board that the 610 Tower Annunciator Panel in the outer ground floor lobby – this is a computerized board which informs firemen in an emergency where the fire might be – was not working properly. The Annunciator Panel would not pass an upcoming inspection in December. The Board had negotiated a repair with the Association's existing alarm service provider but was then presented by Livingston Fire Protection – the Association's sprinkler service provider – with a much more competitive proposal that included new fire pulls and smoke detectors on upper floors with up-to-date signal capabilities. Quite apart from the competitive bid, there are

advantages to having the same service provider working both on the fire detection and fire suppression. Both systems must function together in an emergency. Since time was running out, the Board had awarded Livingston a repair contract by e-mail and now needed to publicly ratify this contract. **Greg Corbett moved to ratify the \$24,420 contract with Livingston Fire Protection, Inc to install a new fire alarm Annunciator Panel, new addressable pull station modules and new addressable smoke detectors and other technical upgrades. The motion passed unanimously.**

V. APPROVAL OF KEM REMEDIATION PLAN FOR 545 # 105

Richard Calderon explained that the Association was presently involved in the restoration of 545 # 105 following destructive testing to identify failing flashing. Board had received a remediation plan prepared by Kynoch Environmental Management (KEM), the Association's environmental engineers. KEM had scheduled a walk-through of the apartment on November 17, 2006 with interested contractors and needed Board approval of the Plan to do so. **Greg Corbett moved and Paul Abramson seconded a motion to approve the KEM Remediation Plan. The motion passed unanimously.** Richard Calderon advised the Board that the bid results of the contractor walk-through would be given to the Board by the following Monday.

VI. APPROVAL OF LANDSCAPE CONTRACT FOR 2007

Richard Calderon presented the Board with a grass-mowing contract for 2007. G and D Landscaping, the Association's mowing company proposes to charge \$135 each time the lawns were mowed in the coming year, \$100 for a spring clean-up, \$125 each for two fertilizer applications and \$100 for a liming application. Questioned by Greg Corbett about frequency of visits, Richard Calderon explained that G and D Landscaping would come when the lawns needed cutting – more frequently in warmer weather, less frequently in cooler weather – with a maximum number of 28 visits. In 2006 G and D Landscaping had come 24 times. **Greg Corbett moved and Paul Abramson seconded a motion to award the 2007 lawn-mowing contract to G and D Landscaping. The motion passed unanimously.**

VII. ADJOURNMENT AND THANKS

Richard Calderon adjourned the Board Meeting at 8:45 PM after thanking the Board for a working together effectively in a most productive year that had solved a water intrusion mystery and during which the Board and staff had significantly lowered operating costs.

A new Board would convene in December following the Annual General Meeting of the Association on November 16, 2006 and Richard Calderon expressed his hope that another Board Member would accept the position of President in the new term.