

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

**505 East Braddock Road
Alexandria, VA**

November 27, 2007

ATTENDEES:

Board Members Present:

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

Others Present:

Ms. Diane Tschirhart, Community Manger: Ms. Marlene Jose, Site Manager
Ms. Holly Hess, former Director

I. CALL TO ORDER:

Mr. Calderon called the meeting to order at 7:30 p.m.

II. APPROVAL OF MINUTES:

Mr. Calderon explained that Ms. Hess would take part in this her final action as Director and Dr. Fay would abstain as the October Board Meeting involved took place before his election.

MOTION: Ms. Hess moved and Mr. Abramson seconded approval of the October 18, 2007 Board Minutes. The motion was approved unanimously (4-0-1).

III. ORGANIZATION OF BOARD:

MOTION: Ms. Drucker moved and Dr. Fay seconded appointment of Mr. Calderon as President, Mr. Burruss as Treasurer, Dr. Fay as Secretary, Mr. Abramson as Commercial Director and Ms. Drucker as Director. The motion was approved unanimously (4-0-0).

IV. OLD BUSINESS:

MOTION: Ms. Drucker moved and Dr. Fay seconded ratification of 610 and 505 Tower-Plaza Re-flashing contract awards of \$150,650 and \$68,895 to EV Airtight Shoemaker, as recommended by Seal, the Association's civil engineers. The motion was approved unanimously (4-0-0).

MOTION: Mr. Abramson moved and Dr. Fay seconded ratification of the 545 # 105 environmental clean-up contract \$5,500 award to Sterling Construction, as recommended by KEM, the Association's environmental engineers. The motion was approved unanimously (4-0-0).

V. NEW BUSINESS:

Mr. Calderon noted that Colecroft Station currently possesses outdated analog TV antenna facilities that will be useless in 2009 when 100% digital TV is introduced. Additionally, the Association's analog satellite dish is directed towards only one of DirectTV's five satellites. The community needs to review TV antenna facilities and determine whether and how to modernize. He added that the Board has in Dr. Fay a Director with a technical background.

MOTION: Ms. Drucker moved and Mr. Abramson seconded the appointment of Dr. Fay to investigate upgrading existing community antenna facilities for digital TV reception. The motion was approved unanimously (4-0-0).

Mr. Calderon noted that Mr. Abramson had offered at the 2007 Annual General Meeting to review current community-wide communication efforts and asked for additional volunteers. Ms. Drucker and Dr. Fay offered to join Mr. Abramson in this review, scheduled for 18 December 2007. Mr. Abramson will report work-group findings at the January 2008 Board Meeting.

VI. EXECUTIVE SESSION:

MOTION: Mr. Calderon moved and Dr. Fay seconded that the Board go into Executive Session to discuss litigation. The motion was approved unanimously (4-0-0).

Upon exiting Executive Session:

MOTION: Dr. Fay moved and Ms. Drucker seconded to review strategy and human resources preparatory to the March 24, 2008 trial, as discussed in Executive Session. The motion was approved unanimously (4-0-0).

MOTION: Dr. Fay moved and Mr. Abramson seconded a motion to open settlement negotiations to resolve window litigation, as discussed in Executive Session. The motion was approved (3-0-1) Ms. Drucker abstaining.

VII MOTION TO ADJOURN:

MOTION: Mr. Abramson moved, Dr. Fay seconded, to adjourn the meeting. The motion was approved unanimously (4-0-0).

John Fay, Secretary

Date Approved: _____