

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

**505 East Braddock Road  
Alexandria, VA**

**December 7, 2005**

**I. ATTENDEES:**

Board Members: Richard Calderon, President; Paul Abramson, Tom Manor, Directors.  
Holly Hess, Interim Director

Marlene Jose, KPA Management

**II: CALL TO ORDER:** Richard Calderon called the meeting to order at 7:45 PM.

**III APPROVAL OF MINUTES:** Richard Calderon distributed copies of the October 18, October 6 and September 29, 2005 Minutes for the 2005 Board's approval.

**Motion: Holly Hess moved and Paul Abramson seconded to approve the October 18, October 6 and September 29, 2005 Minutes successively. The three motions were approved unanimously.**

Tom Manor inquired about the September 8, 2005 Minutes and Richard Calderon stated that he did not have a copy of these minutes ready for Board approval but would seek to obtain such. Richard Calderon then thanked Holly Hess for her assistance.

**IV. PRESIDENT REPORT:** Richard Calderon reported that, following the Annual General Meeting on November 17 and December 7, he had consulted with the Board and received approval to rent apartment 505#101 for use by the Association to house Plaza level unit owners with water intrusion issues. Tom Manor and his wife Susan Hayash were now moving to these temporary quarters. Once they had moved out of 545#105, ServiceMaster could begin to implement the approved contract to tackle the floor in their living and dining rooms, and do any other remedial work that might be needed.

Richard Calderon also reported that he had prepared an engineering Request for Proposal concerning water intrusion research and remedies, and had mailed the RFP to a number of engineering firms. He, Paul Abramson and Diane Tschirhart had already interviewed an engineer from Seal on December 1, 2005. Tom Manor's wife, Susan Hayash, had shown 545#105 to the Seal engineer. Interviews with engineers from the other companies would be scheduled shortly. Reconstruction of the 545#105 floor and other

work would be undertaken once it was clear that the remediation work could be done effectively.

**V. ELECTION RESULT:** Richard Calderon next reported the results of the election and the recount requested by Bob Woollard at the November 17 Annual General Meeting. 52% of the Association square footage cast ballots. Of the square footage voting, Bob Woollard had received 44% of the vote and Greg Corbett received 56% of the vote. Greg Corbett would accordingly replace Holly Hess on the Board.

**VI BOARD ORGANIZATION:** Richard Calderon then discussed with the Board a number of possible Board Officer configurations. The Board asked him to remain as President, hence the following motion.

**Motion: Richard Calderon moved a slate of officers for the 2006 year namely:**

**Richard Calderon, President,  
Greg Corbett, Treasurer.**

**Paul Abramson seconded the motion, which passed unanimously.**

**Motion: Richard Calderon moved to name Holly Hess as Interim Director – Treasurer, pending Board Officer Greg Corbett’s return from Germany. Paul Abramson seconded the motion, which passed unanimously.**

**VII. DEEMED RESIGNATION OF JOE TREVISANI AND APPOINTMENT OF GEORGE BURKES:** Holly Hess read a statement concerning Joe Trevisani’s poor record of attendance at Board Meetings and non-performance of assigned Board-duties between Meetings. Colecroft Station requirements call for all Directors to perform their appointed tasks. The current situation of one Residential Director absent in Hawaii and another preparing to leave in contentious circumstances was not serving the Association at all. She then made a motion that the Board formally recognize Joe Trevisani’s deemed resignation from the Board, based on three consecutive unexcused absences from Board Meetings on September 16, September 29 \* and October 6, 2005 and asked that her statement be included in the minutes. Tom Manor agreed that the Hess statement could be included but asked that it be trimmed of some comments regarding his performance as Treasurer and Board water intrusion point-man which he considered extraneous to the matter at hand. Holly Hess agreed and her trimmed statement is attached at the end of these minutes.

**Motion of Holly Hess: Pursuant to Section 3.5 \*\* of the Association Bylaws, I move that Joe Trevisani be deemed to have resigned from the Colecroft Station Board of Directors based on his three successive unexcused absences from Board Meetings within the last three months. Paul Abramson seconded the motion, which passed 3-0-1 with Tom Manor abstaining.**

**Motion: Holly Hess moved to nominate George Burkes to fill the vacancy created by Joe Trevisani’s resignation, a position to be held until the Annual General Meeting of 2006. Paul Abramson seconded the motion, which passed unanimously.**

**Motion: Richard Calderon moved that George Burkes be approved as Board Secretary. Holly Hess seconded the motion, which passed unanimously.**

**VIII. ADJOURNMENT:** Richard Calderon adjourned the meeting at 8:35 PM.

\* Joe Trevisani, though located in Hawaii, was present by speakerphone at the start of this meeting but hung up within the first six minutes. When re-contacted immediately, he declined to stay on the line, stating over the speakerphone that he was leaving to attend a barbecue, and would not participate further in the meeting. He never asked to be excused. The reason he gave for leaving the meeting would not have been accepted as a valid excuse by the Board.

\*\* Section 3.5 Removal or Resignation of Directors . . . a director . . . shall be deemed to have resigned . . . if not in attendance at three consecutive regular meetings of the Board, unless the minutes reflect the Board's consent to such absence.

**AMENDED STATEMENT OF HOLLY HESS  
AT THE BOARD MEETING OF DECEMBER 7, 2005**

I have determined to propose a motion to remove Joe Trevisani from the Colecroft Station Board of Directors. Joe Trevisani, in the past year, has missed two out of every three Board Meetings without Board leave and most recently was absent without Board leave for three consecutive meetings, those of September 16, September 29 and October 6, 2005.

I make this motion with deep disappointment and regret because of the great interest Joe Trevisani claimed last year in helping Colecroft Station Association to solve a frustrating water intrusion issue. Joe Trevisani's autumn 2004 enthusiasm to help the Association, and his friend and affected unit owner, Tom Manor, was the reason Board President Richard Calderon first asked both Joe Trevisani and Tom Manor to serve on the Board and then persuaded the Association to appoint them by acclamation at the November 2004 Annual General Meeting. I was greatly cheered at the time.

Unfortunately, Joe Trevisani thereupon accepted a job with FedEx and left in January for four months of training in Memphis. On his return, Joe Trevisani began preparing for a permanent household move to Hawaii with extensive home improvements, for unit rental and/or sale, which consumed his discretionary time. He never was and never became an effective point-man on water intrusion, his principal Board-assigned task. Hence, between December 2004 and September 2005 Joe Trevisani demonstrated a pattern of non-performance in between Board Meetings, as well as non-attendance at Board Meetings.

But I also make the motion convinced that the Board must take this action for the Association's well being. Colecroft Station requires the full availability of all four Residential Directors for day-to-day management, weekend/evening issues and special projects such as water intrusion. Currently the Board is functioning with only two Residential Directors, Richard Calderon and myself, performing the work of four. I deem that the Association Membership is entitled to a Board where the four Residential Directors are working on all 'cylinders.'