

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

**505 East Braddock Road
Alexandria, VA**

December 20, 2006

I. ATTENDEES:

Board Members Present: Mr. Richard Calderon, Mr. Greg Corbett, Ms. Catherine Drucker, and Mr. Chris Burruss

Board Members Absent: Mr. Paul Abramson

Others Present: Ms. Diane Tschirhart, Community Manager; Ms. Marlene Jose, Building Manager; and Heather Behnke, Recording Secretary, Minute-By-Minute.

II. CALL TO ORDER:

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

III. APPROVAL OF MINUTES:

MOTION: Mr. Corbett moved, Mr. Calderon seconded, to approve the minutes of the November 13, 2006 Board Meeting. The motion passed 2-0-2 with Ms. Drucker and Mr. Burruss abstaining.

IV. SLATE OF OFFICERS:

Greg Corbett- President
Chris Burruss- Treasurer
Paul Abramson- Commercial Director
Richard Calderon- Secretary

MOTION: Mr. Calderon moved, Ms. Drucker seconded, to accept the proposed slate of officers. The motion passed unanimously 4-0.

Whereupon Mr. Corbett formally assumed the Presidency from Mr. Calderon.

V. OLD BUSINESS:

Restoration of Flashing in 545-105:

Mr. Calderon explained a problem with the expansion joint and the need to adjust the brick planter walls to avoid overriding this joint. Changing the configuration of the planter walls will require a change-order and additional expense.

MOTION: Mr. Corbett moved, Mr. Burruss seconded, to accept the Culbertson proposal for \$7,780.00 to re-work the planter walls to bypass the expansion joint. The motion passed unanimously 4-0.

MOTION: Mr. Corbett moved, Mr. Calderon seconded, to ratify two actions already approved via email to employ Sterling Construction and to expand the Sterling Construction remediation contract from \$6,480 to \$8,360. The motion passed unanimously 4-0.

R&B HVAC Proposal:

The Board discussed the proposal to repair the HVAC system in 545-105. The Board agreed that a functioning HVAC – new thermostat, ductwork, heating elements etc. – to complete restoration of 545 # 105. The unit owner will need to shoulder the burden of this repair, which is his responsibility under the Bylaws and since it is not part of the destructive test restoration.

MOTION: Ms. Drucker moved, Mr. Burruss seconded, to approve the 545 # 105 HVAC repair and send notice to the unit owner of this repair. The motion passed unanimously 4-0.

VI. NEW BUSINESS:

MOTION: Mr. Corbett moved, Ms. Drucker seconded, to elect Mr. Calderon as the staff liaison. The motion passed unanimously 4-0.

VII. EXECUTIVE SESSION:

MOTION: Mr. Corbett moved, Mr. Burruss seconded, to move into Executive Session at 7:44 p.m. to discuss ongoing litigation. The motion passed unanimously 4-0.

MOTION: Mr. Corbett moved, Mr. Burruss seconded, to move out of Executive Session at 8:16 p.m. The motion passed unanimously 4-0.

MOTION: Mr. Calderon moved, Ms. Drucker seconded, to ratify the decision to award special merit bonuses to Marlene Jose and Orliis Cueva of \$1,000.00 each and

a bonus of \$200.00 to Oscar Medina and Nely Medina-Lopez. The motion passed unanimously 4-0.

VIII. ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Richard Calderon, Secretary

DATE APPROVED: _____

ATTESTED BY: _____
(Name) (Title)