

ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING HIGHLIGHTS
JANUARY 25, 2010

BOARD MEMBERS PRESENT:

Christina Hambruch, President
Gregory B. Milburn, Vice President
Darlene Watkins, Secretary
Hoda M. Rafik, Treasurer

ALSO PRESENT:

Angie Grimaldi, COMANCO, Inc.
Lee Irving, Recording Secretary
Two Homeowners

CALL TO ORDER: The meeting was called to order at the Eastport-Annapolis Neck Branch Library, 269 Hillsmere Drive, Annapolis, at 6:30 p.m. by Mr. Milburn.

MANAGEMENT REPORT: Ms. Grimaldi handed out copies of the Management Report.

- 1) **MINUTES** - The November 16, 2009 Board of Directors meeting and Budget Hearing Minutes and highlights were unanimously approved by the Board and signed by Mr. Milburn. Ms. Grimaldi will put the highlighted minutes on the website.
- 2) **ROOF REPLACEMENT AT 10 GREYSTONE COURT** – Ms. Grimaldi reported that no further action had been taken on this item. The Board agreed for Ms. Grimaldi to get a third bid and also to contact the individual who had recommended the lowest bidder.
- 3) **SANDSTONE COURT DOORS** – Ms. Grimaldi reported that she would arrange for Jim Riddle to investigate how the ground level Sandstone entry doors are installed to better determine what it would cost to replace them.
- 4) **EASEMENT** – The Board agreed for Ms. Grimaldi to contact Hyatt regarding obtaining an easement with the cell tower owners.
- 5) **COMCAST** – Although Comcast is anxious to get the signed agreement returned, the Board recommended that Ms. Grimaldi have the Association lawyer review the document.
- 6) **DOG SIGNS** - Ms. Rafik reported that appropriate signs had been found and she is to inform Ms. Grimaldi as to placement of the signs keeping in mind that they cannot interfere with lawn mowing and snow pushing. Ms. Chapman is to report to Ms. Grimaldi the identification of the individuals, their units and the type of dog(s) of owners that are not picking up after their dogs.
- 7) **CATLETT'S TOWING** – Ms. Grimaldi stated that although the law passed exempting condominiums and homeowner associations from the new towing laws, Catlett's had not started towing except on request. She will get a copy of the law and discuss it with Catlett's. The Board agreed to towing 3 evenings a week, one of which would be Friday evening. They also agreed to not tow on Saturday or Sunday.

8) **RENTERS/SECTION 8** – One of homeowners in attendance reported that the Baltimore Tenant Housing authority had informed him that Section 8 renters could be prohibited in Anne Arundel County. This owner will get the information to Ms. Grimaldi and she will review it with the Association’s lawyer.

In a discussion of the ratio of owner residents to renters Ms. Grimaldi thought a by-law change would be required. She was not sure a change would pass as Annapolis Overlook is currently 1/3 plus rental units and 2/3 owner occupied and it would require 2/3 or more to pass. Additionally, the existing tenants would have to grandfathered.

9) **INSURANCE PREMIUM** – Ms. Grimaldi informed the Board that the 2010 insurance premium turned out to be lower than expected despite the huge claim in January when two buildings sustained significant damage due to frozen/broken sprinkler pipes.

10) **ACCOUNT RECEIVABLES** – Ms. Grimaldi reported that although receivables are up, foreclosure units are being sold at which time most of the funds owed are being received by the Association. Overall the Association’s financial picture is good.

11) **PAINTING** – As it has been six years Ms. Grimaldi will get bids for painting. Power washing would take place first and painting would follow, which could take 2-3 months to complete. She will get a bid from Palmer Brothers who has done a good job in the past and two others.

12) **WALKWAY PAVERS** – Ms. Grimaldi reported that Rich Raley of Ultimate Landscapes found a better price for pavers and therefore lowered his bid for walkway pavers by \$1200. Mr. Milburn will look at the areas being discussed and get back to Ms. Grimaldi. Based on Mr. Milburn’s inspection, the Board agreed to do the one where there was no sidewalk and not to do the area where the sidewalk was close by.

13) **BUSHES NEAR FENCE** – With an estimate of \$6700 to put prickly bushes near the iron fence by the gas station as a deterrent to those individuals climbing the fence to enter the community, the Board did not approve this expenditure.

14) **VANDALISM** – There was a discussion of the recent vandalism. Ms. Grimaldi stated that residents should call the police if they see anything suspicious. Ms. Hambruch agreed that such a statement should be put on the website. The Board agreed to have Nate change the code at 10 Greystone Court this coming Friday. There was a discussion of annually scheduling a code change.

15) **PARKING PASSES** – Ms. Grimaldi stated she wanted to be informed of residents who were using more than two parking passes and the extra vehicles could be towed. Mr. Milburn recommended that Ms. Grimaldi give Catlett’s a list of invalid or “lost” passes and ask them to keep a look out for them.

16) **ON-LINE BILL PAY** – In response to Mr. Milburn’s inquiry, Ms. Grimaldi stated that a resident could go to the Community Association Bank website to make a payment by credit card.

17) **VILLAGE MANAGEMENT SOFTWARE** – Ms. Grimaldi reported that the new COMANCO software would be up by May/June and homeowners would be able to set up an account, the Association can send broadcast messages, and many other features would be available.

18) **SNOW REMOVAL** – One of the homeowners in attendance was dissatisfied with the timing of the snow removal during the recent large storm and indicated it would create a problem if emergency medical care were needed. Ms. Grimaldi explained the response time and that the contract states that sidewalks would be cleared 24 hours after the end of a storm.

19) **COMMUNITY APPEARANCE** – One of the homeowners in attendance reported on the large amount of garbage in the community and around his/her court. Ms. Grimaldi stated she would ask Nate to be more diligent. She will also have him check on the dumpsters and the light out and graffiti on the entrance sign.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:00 p.m.

APPROVED: _____ **DATE:** _____