

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING HIGHLIGHTS**  
**JANUARY 31, 2011**

**BOARD MEMBERS PRESENT:**

Greg Milburn, Vice President  
Darlene Watkins, Secretary  
Hoda Rafik, Treasurer  
Eric Hollis, Director

**ALSO PRESENT:**

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

**CALL TO ORDER:** The meeting was called to order at the Eastport/Annapolis Branch, Anne Arundel County Library, 269 Hillsmere Drive, Annapolis, MD at 6:35 pm by Mr. Milburn.

1) **MANAGEMENT REPORT:** Ms. Grimaldi distributed copies of the Management Report electronically in advance of the meeting.

2) **MINUTES:** The Minutes and Highlights of the November 29, 2010 meeting were unanimously approved by the Board and signed by Mr. Milburn. Ms. Grimaldi will put the Highlighted Minutes on the website.

3) **RECYCLING:** Ms. Grimaldi reported that per the Board's approval, recycling is scheduled to be increased to twice a week as soon as Waste Management can get it on their schedule.

4) **WATERMAIN BREAK:** Ms. Grimaldi stated that a water main break on Amberstone Court had been repaired by the City of Annapolis.

5) **ACCOUNT WRITE-OFFS:** Ms. Grimaldi stated that the attorney had recommended writing-off the accounts of two previous owners, who lost their units to foreclosure. There are judgments in place for past due assessments against both, however, since they have moved out of state, it would not be cost effective to pursue them in other states. The Board agreed to write off both accounts.

6) **INSURANCE:** Ms. Grimaldi reported that the Master Policy renewal with Nationwide Insurance came in at \$96,000, which Mr. Milburn noted was still within budget. She noted that next year's cost would likely be higher due to the three recent sprinkler claims. She also noted the importance of unit owners having coverage for up to \$5,000 of the Master Policy deductible if the cause of a claim originates in a unit.

7) **SPRINKLER SYSTEM:** The recommendation from the Fire Department to install 2" OS&Y valve on the sprinkler system was tabled. The cost would be \$558/building times 17 buildings at a cost of \$9,486. Ms. Grimaldi also recommended the installation as it would separate the sprinkler water from the domestic water eliminating the need for owners to move out of the building when the sprinkler system has been turned off.

8) **RESTORATORS:** The Board approved the use of John Kreis of Restorators for smaller claims which are under the \$5,000 deductible.

9) **LIMITATIONS OF LIABILITY:** Ms. Grimaldi read to the Board the "Limitations of Liability" section of the Bylaws which absolves the Association of any liability in the case of water damage to a unit, unless the cause of the water damage is covered by the Master Policy.

**ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 7:20 pm.

**APPROVED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_