

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING/BUDGET HEARING HIGHLIGHTS
NOVEMBER 18, 2008**

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Angie Grimaldi, COMANCO, Inc.
Suzanne White, Recording Secretary
Nine (9) Homeowners
Alderman, David Cordle
Councilman, Joshua Cohen and staff

BOARD MEMBERS ABSENT:

Christina Hambruch, President
Sharon E. O'Brien, Director

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.

MINUTES:

The draft of the September 29, 2008 minutes had not as yet been corrected, therefore, approval was tabled until the next meeting. The October 27, 2008, minutes were unanimously approved and signed by Mr. Milburn.

ALDERMAN DAVID CORDLE:

Alderman Cordle spoke about public safety and two crime prevention measures. A target control effort pinpoints areas of crime and how police can react. The Capital City Safe Street program combines forces to reduce crime within the City of Annapolis. Under this program, one prosecutor handles cases pertaining to Annapolis. He presented a Ward 5: 2008 Crime Incidents map and directed attendees to visit the City's website at www.annapolis.gov, where daily crime reports are posted.

Deterioration of the infrastructure is a challenge facing Annapolis. Above ground concerns include overhead power lines, the paving of roads, sidewalks, storm water management and wastewater. Underground structures are starting to crumble. Joints are failing and pipes are corroded. Mr. Cordle brought a section of worn pipe to show the audience.

Addressing the City budget, Mr. Cordle warned assessments could drop in certain areas because of the current economic climate. Federal, state and county funds will likely be reduced for the upcoming budget.

Mr. Milburn, asked how Annapolis Overlook could become more proactive in crime prevention. Starting a Neighborhood Watch Program, calling the police directly or dialing 410-268-4141 to report a crime anonymously were suggested by Mr. Cordle.

Mr. Milburn inquired about installing speed bumps on Cobblestone Drive, which the City owns. Mr. Cordle said the City does not support speed bumps because they damage fire, rescue and police vehicles. Angie Grimaldi, COMANCO, Inc., asked if an exception could be made since Cobblestone is a dead end. The Board was told to contact Bob Couchenour, with the Public Works Administration, at 410-263-7949.

In response to a homeowner's two-part question, Mr. Cordle said construction of the police substation has slowed due to faulty materials and substandard construction, and the status of the marketplace near City Dock is uncertain. The city is weighing its options.

COUNCILMAN JOSHUA COHEN:

Councilman Cohen reported the County is facing tough economic times. However, District 6 has done well with capital projects such as widening Forest Drive and the work on the fire station, which is slated for completion in May. He handed out a flier for the grand opening of Quiet Waters Park Ice Rink.

IRON FENCE:

Ms. Grimaldi mentioned the proposed Annapolis Overlook security fence. Mr. Cordle directed questions to Michael Mallinoff, director of Neighborhood and Environmental Programs, 410-263-7946.

BUDGET:

Copies of the budget were available to meeting attendees. Mr. Milburn said three bids were received for the pool contract. Calvert Trash Systems, Inc., will provide service until April 2010. Receiving bids for a community management company now would slow the annual billing process, therefore, the board decided to remain with COMANCO, Inc. There has been no meeting with the auditor. Someone questioned the need for a phone at the pool. Ms. Grimaldi stated that the pool requires a telephone connected to a landline. That owner expressed concern about the extension of the pool season into September, the security fence (which will be installed in sections), how minutes are taken at board meetings and items under administrative expenses (mailings, faxes, envelopes, stamps, etc). A motion to approve the budget was made by Ms. Rafik and seconded by Ms. Watkins, whereby, the Board of Directors approved the budget as proposed.

VERIZON FIOS:

Plans have been finalized with Verizon and service will be ready for next spring.

WEB SITE:

Board Directors, Ms. O'Brien and Ms. Rafik are updating the community Web site to make it more user friendly.

RECYCLING:

A homeowner asked about recycling more plastics. Mr. Milburn has been working with the Chesapeake Bay Foundation on this issue and also greening up the pond.

GROUNDS BIDS:

Mr. Milburn said the goal is to keep the rate low and maintain good service. Board members are meeting with Relms Landscaping this week.

TOWING:

Towing is a problem. The new parking passes should ease the situation. Catlett's Towing was awarded the contract. They will tow a vehicle from an assigned parking space when needed. Ms. Grimaldi reminded homeowners to fill out their vehicle registration, which is on the community website. Ms. Rafik motioned to accept the contract. Ms. Watkins seconded the motion, whereby, the contract was approved.

SPEED BUMPS:

Speed bumps on Cobblestone will still be pursued. Traffic Calming areas were suggested.

MANAGEMENT CONTRACT:

The Board approved the contract with COMANCO, Inc. The management fee will not increase for 2009.

EROSION AT 10 AMBERSTONE COURT:

Ms. Grimaldi said the grading is such that water does not run off as it should. Grading and downspout work is needed. Ultimate Landscapes by Interra Inc., the contractor, said the work could be done by the end of the month. Mr. Milburn motioned to have the work done. Ms. Watkins seconded the motion, whereby, the proposal for this work was approved.

DAMAGED DOOR AT 40 GREYSTONE COURT:

The site was visited and it was determined that the door did not require replacement but some repairs would be necessary.

TAX & AUDIT CONTRACT:

The contract will be approved and signed after a meeting with the CPA.

PROPERTY SURVEY:

Ms. Grimaldi said stakes marking the property line would be installed shortly. Then a determination will be made on where to put the iron fence.

FITNESS EQUIPMENT MAINTENANCE:

The Board approved and Mr. Milburn signed a contract with Patrice Milani Exercise Equipment to maintain the fitness equipment.

CIGARETTE BUTTS:

A homeowner asked the Board's advice on how to handle neighbors who toss cigarette butts from their balcony, which then land on the patios below.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:20 p.m.

APPROVED: _____ **DATE:** _____