

ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
APRIL 24, 2006

BOARD MEMBERS PRESENT:

Cliff Jones, President
Darlene Watkins, Secretary
Hoda Rafik, Treasurer
Sharon O'Brien, Director

ALSO PRESENT:

Angie Grimaldi, COMANCO, Inc.
Rebecca Smith, Recording Secretary

CALL TO ORDER – The meeting was called to order at 7:05 p.m. at the Eastport United Methodist Church.

QUORUM – A quorum of 25% (81) of the total number of units (324) must be represented in person or by proxy in order to hold an official Annual Meeting. Since there were only nine owners in attendance, four of whom were members of the Board, the quorum was not met. As a result, the existing Board will continue until the next Annual Meeting in 2007.

HOMEOWNER CONCERNS AND QUESTIONS:

1. **Cable** – An owner on Amberstone Court, complained of a cable wire, which has been on the ground near his building, for some time. Ms. Grimaldi stated that she would have Nate Smith, the onsite person, investigate the matter.
2. **Flag Concerns** – A homeowner stated that one of the flags at the entrance to the community was a Cuban flag. He stated he found it inappropriate and would like it removed. Ms. Grimaldi stated that one of the various flags recently ordered was a Puerto Rican flag so perhaps the person who shipped those flags made an error. She will investigate and, if the flag is a Cuban flag, she will have it removed.
3. **Pool House Banners** – An owner mentioned he would like to see the pool house flags back this year. Ms. Grimaldi stated that they had already been purchased and should be installed in the near future.
4. **Dumpster Doors** – An owner on Greystone Court, mentioned his concern with the doors on the dumpster near his unit. He stated they are wired shut, and are in need of repair. Although there are no legal parking spots nearby, an illegally parked car could get damaged should the doors blow open. Ms. Grimaldi agreed to investigate this issue further.
5. **Landscaping** – Ms. Grimaldi discussed community landscaping with those in attendance. She stated that she would be walking the property with the Association's grounds contractor in the near future and after the new plant material has had a chance to grow. Since the Association saved money on snow pushing this year, it should be possible to do more landscaping this year.
6. **Pet Stations** – Overall, the residents of the community are pleased with the pet stations that had been installed. Ms. Grimaldi noted that adding a few more of them would be a good idea. One owner mentioned they should not be placed in open areas, as children sometimes play there.
7. **Insurance** – Ms. Grimaldi noted that the Association has not incurred as many insurance claims in recent months. An owner asked if the Association had shopped around for insurance. Ms. Grimaldi stated that the Association's claims history is very bad, and that many insurance companies are no longer insuring condominiums because it is not profitable. Self-insuring is not permitted. She also mentioned that if the cost of a claim is less than \$5,000.00, the Association pays it without even

involving the insurance company. If the Association can manage to have three years with few claims it would be possible to shop around at that time.

8. **Pool Furniture Replacement** – An owner inquired as to when the furniture at the pool area will be replaced. Ms. Grimaldi agreed to look into this, as it has been several years since new furniture has been purchased. She also mentioned that the Board of Directors previously approved concreting over some of the grass and installing a French drain to aid with drainage in the area.

ADJOURNMENT – There being no further business to discuss, the meeting was adjourned at 7:40 p.m.

APPROVED: _____ **DATE:** _____