

ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
MAY 18, 2009

BOARD MEMBERS PRESENT:

Christina Hambruch, President
Darlene Watkins, Secretary
Hoda M. Rafik, Treasurer
Sharon E. O'Brien, Director

ALSO PRESENT:

Angie Grimaldi, COMANCO, Inc.
Lee Irving, Recording Secretary
Homeowners: 10

CALL TO ORDER: The meeting was called to order at the Eastport-Annapolis Neck Branch Library, 269 Hillsmere Drive, Annapolis, at 6:40 p.m. by Ms. Grimaldi.

There was no quorum of homeowners in attendance, therefore, the annual meeting could not take place. Ms. Grimaldi opened the floor to questions from the homeowners.

1) SHED - A new homeowner asked if they were allowed to put up a shed in the grassy area to the rear of their unit or in the woods. Ms. Grimaldi responded that it was not permitted in either area, as they are common areas owned in common by every owner in the community. In addition, the woods are designated as a buffer area and cannot be disturbed.

2) FENCE - Ms. Grimaldi reported that the installation of the new fence had started today. She explained where the fence was being placed and the height of 8 feet and 6 feet in different locations. In response to a homeowner question if there were going to be gates she replied in the negative as it would defeat the purpose of the fence.

3) CLEANING UP AFTER DOGS - There was a discussion of those people who did not clean up after their dogs and what could be done. Ms. Grimaldi stated that an email could be sent to her if the unit where the dog lived could be identified but that it was better to report the owner to Animal Control. In the next packet of information sent out, Ms. Grimaldi agreed to include the Animal Control reporting form.

4) RECYCLING - One of the homeowners inquired as to how often the recycling bins were picked up as they have been overflowing. Ms. Grimaldi stated that she would check on whether they could be picked up more often and/or more containers put out. She stated that the types of recycling that Calvert Trash accepts is different from the City of Annapolis and that Calvert did not have the capacity to expand their recycling program.

5) PARKING PASSES AND TOWING - Ms. Grimaldi explained that she has tried for six months to distribute the parking passes and yet some people have still not received theirs because they have not provided the information necessary to obtain them. The Board agreed that it was now up to the residents to make sure they have their passes and that no more warnings will be given. Ms. Grimaldi stated that towing had started and asked if anyone had noticed a difference. She will call the towing company to check if they had done any towing.

Mrs. Hambruch arrived at 6:50 p.m.

6) BUILDING REPAIRS - One of the homeowners asked about the status of the repair to 50 Greystone as he continues to have a roof leak. Ms. Grimaldi stated that she had thought all repairs had been made. She agreed to investigate and get back to the homeowner or his son who is the tenant with specific details.

The owner of 10 Hearthstone reported another wet spot on the ceiling of her great room fifteen feet from the last repair. Both homeowners requested that someone get back to them after repairs were completed with what was done and when.

7) NEW LAW REGARDING CONDOMINIUM MASTER PROPERTY INSURANCE COVERAGE ON UNITS - Ms. Grimaldi informed the homeowners of the new law that had passed to be effective June 1, 2009 making the unit owner responsible for up to \$5,000 of the deductible on any claim on the master policy originating from the owner's unit. She recommended that homeowners call their insurance agents to get a rider on their insurance policy to cover the \$5,000. Ms. Grimaldi felt that this law was beneficial because it will make the owners more responsible for their unit. She reported that the largest cause of claims is condensate lines from the air conditioning units. One of the homeowners explained that he had resolved the issue of possible overflow from the air conditioning by having installed a second drain into a drip pan with a switch to turn off the air conditioner if it began to overflow. Ms. O'Brien stated for him to email her the details and it would be put as a recommendation button on the community website. There was a discussion of what constitutes an insurance claim, roof leaks and the line between the owner's responsibility and that of the Association.

6) NOISE FROM UPPER FLOORS - A new homeowner asked if it was required for the unit above to have carpet to lessen the noise. The Board responded that the issue had come up previously and that there was no such requirement. It was suggested to handle it personally between the unit owners.

7) PAINTING SCHEDULE - A homeowner of one of the townhouses asked if there was a regular painting schedule. Ms. Grimaldi said that painting was done about every five years and was scheduled for next year. This owner mentioned that her fence needed to be painted. Ms. Grimaldi said that the yards of the townhouses were common property but the fences actually belong to the unit owners. The Board included the fences in the painting schedule to have a uniform aesthetic appearance. She said that in the interim a unit owner could paint their fence if needed.

8) WEBSITE - In response to a homeowner's inquiry, Ms. O'Brien responded that she and Ms. Rafik were working on upgrading the website. Ms. Grimaldi reported that Comanco would be implementing a new management program later this year and that it would include a website for each Association. This website could be linked to the Annapolis Overlook website. The new Association website will give owners the ability to view their accounts and change their personal information.

9) FINANCIAL REPORTS - In response to a homeowner's request for a Treasurer's Report, Ms. Grimaldi agreed to send him the auditor's report.

10) LIMIT ON NUMBER OF PERSONS LIVING IN A UNIT - A homeowner asked if there was a limit to the number of adults and children living in a unit. Ms. Grimaldi reported that an owner renting a unit had to report it to the City of Annapolis who then inspects the unit. She further noted that the number of persons living in a unit falls under the Health Department. Another homeowner stated that there were limits but she did not know the limits.

11) ENTRANCE FLAGS - A homeowner asked about the origin of the entrance flags and how they were selected. Ms. Grimaldi said that besides the American and Maryland flags they were selected on the basis of their appearance. Ms. Grimaldi agreed to investigate the possibility of getting nautical instead of the country flags.

12) POOL OPEN IN SEPTEMBER - A homeowner expressed his opinion that the Association could save money if the pool was not open in September. Mrs. Hambruch stated that there was a huge demand for the pool to be open in September and that it cost about \$700/week. Ms. Grimaldi informed all that the pool would be opening Memorial Day weekend.

ADJOURNMENT:

There being no further issues raised by the homeowners, the meeting was adjourned at 7:45 p.m.

APPROVED: _____ **DATE:** _____