

ANNAPOLIS OVERLOOK
CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING HIGHLIGHTS
MAY 1, 2003

BOARD MEMBERS PRESENT

Laura Katz, President (arrived at 6:25)
Frank Gerhardt, Vice President
Cliff Jones, Treasurer (departed at 8:10)
Ed Pfarr, Secretary

OTHERS PRESENT

Angie Grimaldi, COMANCO, Inc.
Debbie McConnell, Recording Secretary

BOARD MEMBERS ABSENT

Kendall Caldwell, Director

Mr. Gerhardt called the meeting to order at 6:12 P.M. at the Eastport United Methodist Church.

MINUTES – Mr. Gerhardt made a motion to approved the March 24, 2003 Board Meeting Minutes and Highlights as presented. Mr. Jones seconded the motion, and it carried unanimously.

MANAGEMENT REPORT –

1. Termite Proposals Ms. Grimaldi advised the Board that she had received a second proposal from Rudds for a total of \$8,940.00 per year. The proposal from Economy was \$9,025.00. Both of these totals include the fall spraying. Ms. Grimaldi reviewed the minor differences between the two contracts, and Mr. Gerhardt made a motion to accept the one from Economy. Mr. Pfarr seconded the motion, and it carried unanimously.
 2. Architectural Application – The Board reviewed Mr. Ward's application for two full view storm doors for 30B Sandstone. Mr. Gerhardt made a motion to approve it, and Mr. Jones seconded it. The motion carried unanimously.
 3. Welding Job – The Board reviewed the \$2,100.00/building proposal from Ornamental Design. Shaw recently charged about \$2,200.00 for two buildings. Mr. Gerhardt made a motion to have Shaw do the work. Mr. Jones seconded the motion, and it passed unanimously.
 4. Nature Works Report – The Board agreed to table the approval of the treatments beyond the beginning of September.
 5. Grounds – The Board asked that the contractor be sure to cut two feet inside the fence around the pond.
- (Mrs. Katz arrived and took over the meeting.)
6. Personal Property Return – The return was signed.
 7. New Bank Account – The signature cards were signed.

- 8. Parking Project – Ms. Grimaldi advised the Board of the estimated costs to relocate the utility lines as follows:
 - \$2,400.00-\$3,400.00 Comcast
 - \$14,500.00 Verizon
 - \$29,000.00 BGE
- 9. Cobblestone Deed – The deed has been executed turning the road over to the City.
- 10. Pool Cover – Ms. Grimaldi informed the Board that it will cost about \$3,900.00 for a pool cover. Mr. Jones made a motion to approve the expense. Mrs. Katz seconded the motion, and it carried unanimously.
- 11. Eastcoast Stucco Repairs – Ms. Grimaldi will e-mail the proposal to the Board when it is received.

(The Board Meeting broke for the duration of the Annual Meeting. Mr. Jones did not return after the Annual Meeting.)

- 12. Hangtags/Vehicle Registration – Ms. Grimaldi will send a notice to advise that the current hangtags will be obsolete after May 16. The Board agreed that it would be okay to wait a while to mail the new ones and to not enforce their use until the end of May. They will be mailed by regular mail. In addition, the Board agreed to withhold pool passes until the registration forms are submitted.
- 13. Fencing – The Board wants Ms. Grimaldi to get bids for the painting of the white fencing.
- 14. Dryer Vent Cleaning and Repairs – The Board wants Ms. Grimaldi to get a bid to clean the dryer vents and make any necessary repairs/replacement of the vent covers.
- 15. Policing Wooded Areas – Mr. Gerhardt agreed to walk through and make a list of specific areas for the springtime trash policing.
- 16. Annual Hallway Siding Cleaning – The Board agreed to wait until June in future years to perform this task to allow time for more of the tree pollen to drop before the work is done.

ADJOURNMENT – There being no further business to discuss, the meeting was adjourned at 8:35 P.M.

NEXT BOARD MEETING – The next meeting will be held at 6:30 p.m. on Tuesday, May 27, 2003.

APPROVED BY _____ DATE _____