

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING HIGHLIGHTS**  
**JUNE 28, 2010**

**BOARD MEMBERS PRESENT:**

Christine Hambruch, President  
Gregory B. Milburn, Vice President  
Hoda M. Rafik, Treasurer  
Darlene Watkins, Secretary  
Eric Hollis, Director

**ALSO PRESENT:**

Angie Grimaldi, COMANCO, Inc.  
Lee Irving, Recording Secretary  
Owners: 13

**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 Mrs. Hambruch.

**1) OPEN FORUM:**

**Alderman Matthew Silverman and Gail Smith**

Matthew Silverman, Alderman, Ward 5, was introduced as was Gail Smith, Director of Services and ADA Coordinator for the City of Annapolis. Alderman Silverman asked the owners to get involved and to call the police immediately as the more incidents are documented the more time police will spend in the community. Residents described incidents which had occurred in the community. Gail Smith, who works with Josh Cohen and partners with the public housing authority, noted that Chief Joe Johnson had been brought in as Chief of Security. In response to Ms. Grimaldi's request on how to get increased police presence in Annapolis Overlook, Ms. Smith said she would be willing to set up a meeting with Chief Johnson, Annapolis Overlook Board members and the Property Manager of Robinwood. After Ms. Grimaldi described the liability for the Association in hiring an officer who carries a gun, Alderman Silverman stated that they should try to get an Arundel County officer as the form is less stringent. Ms. Smith stated she would have her pre-law group look at the situation. Mrs. Hambruch is to send the information to Alderman Silverman or Ms. Smith who will pass it on to Karen Hardwick, the legal advisor. Alderman Silverman expressed his willingness to hand pick and schedule the officers who would be hired to patrol the community. He noted that Annapolis was 7.7 square miles, with a minimum of 7/8 officers on patrol at a time, while Anne Arundel County was 30-40 square miles with a minimum of 10 cars. Alderman Silver stated he would ask Hillsmere and Bay Ridge officers to drive through Annapolis Overlook on their way to and from work.

Mrs. Hambruch recommended that Annapolis Overlook organize a picnic this summer and invite Alderman Silverman and Chief Joe Johnson.

Alderman Silverman stated that dispatchers should not reply they are too busy and that the caller should get the name and telephone number of the dispatcher and report them to their supervisor. Alderman Silverman can also be called personally. He stated that 410-268-4141 number listed on the community website should be called instead of 911 when it is not a life threatening emergency.

There was a discussion of the benefit of putting a camera at the entrance to the community.

In response to a discussion of which streets in the Community belonged to the City or the Association, they noted that streets can be found on [www.annapolis.gov](http://www.annapolis.gov) or by checking with John Erickson of the Planning and Zoning Department.

Alderman Silverman recommended designating a community leader, revitalizing the Neighborhood Watch, and sending out email blasts notifying owners of incidents. The email blast is to include Alderman Silverman. Mrs. Hambruch stated that individuals needed to step up and get involved.

The Board thanked Alderman Silverman and Gail Smith for attending the meeting.

### **Homeowner Issues:**

In response to an owner's concern of many teenagers entering the pool on one pass, Mrs. Hambruch stated she will address the problem with the pool company. She will also check that the pool rules are posted.

A homeowner in attendance gave her information to Ms. Grimaldi to obtain a key card for the pool and fitness area.

Ms. Grimaldi will have Nate check the call boxes at 20 Greystone Court which an owner reported as broken and will order an American flag to replace the one that is down as reported by an owner.

Ms. Grimaldi responded to an owner that the painting would start soon and alleviate the issue of algae on the side of buildings.

The owner will send an email to Ms. Grimaldi reporting broken gutters at 50G Greystone Court.

Mrs. Hambruch stated that the landscaping company should replace the dead shrubbery including 30H Sandstone Court and that it will be noted in the newsletter requesting residents to help water during the summer.

**2) MANAGEMENT REPORT:** Ms. Grimaldi handed out copies of the report. .

**3) MINUTES:** The Minutes and Highlights of the May 24, 2010 meeting were unanimously approved by the Board and signed by Mrs. Hambruch. Ms. Grimaldi will put the Highlighted minutes on the website.

**4) POOL RULES:** The Board formally approved the amended pool rules.

**5) TRASH DISPOSAL:** The Board approved and Mrs. Hambruch signed the contract with Allied Waste for 36 months at \$3863.34/month.

**6) PAINTING:** Ms. Grimaldi stated that the power washing would start on Sandstone and that owners would be given notice. Mrs. Hambruch signed the contract with Palmer.

**7) ROOF REPLACEMENT:** Ms. Grimaldi reported that she and Mrs. Hambruch had met with Jim Riddle regarding the roofs in the community and that the estimate for replacing 8 additional roofs (20-50 Greystone Court and 10-40 Hearthstone Court) would be \$228,000. The work would be guaranteed for 3 years and against roof leaks for 2 years and would be done with 35 year architectural shingles. Mrs. Hambruch stated that according to OSHA requirements, work over 2 stories required workers to have on safety equipment. Ms. Grimaldi will check if Jim Riddle or Annapolis Overlook is liable for the workers. The Board agreed to proceed with all the roofs at a savings of \$12,000. Mrs. Hambruch signed the contract..

**8) ARCHITECTURAL REQUESTS:** The requests for new windows at 50K Greystone Court and for a ceiling beneath the deck of the unit above 10B Amberstone Court, , were approved by the Board and signed by Mrs. Hambruch.

**9) DOG SIGNS:** Ms. Grimaldi will order the dog signs.

**10) WEBSITE:** Ms. Grimaldi will put a notice on the Annapolis Overlook website referring owners to the Comanco website when it is available. She noted that it was possible to do email blasts with the new Comanco web software.

**11) MEETINGS:** There will be no July meeting. The next meeting is August 30, 2010.

**12) POOL PARTY:** The Board agreed to hold the pool party on August 14, 2010.

**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:40 p.m.

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