

ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING HIGHLIGHTS
JUNE 26, 2008

BOARD MEMBERS PRESENT:

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

ALSO PRESENT:

Angie Grimaldi, COMANCO, Inc.
Brenda McCulley, Recording Secretary
AO's Attorney, Gregory Alexandrides
Residents - 13

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. at the Hillsmere Library. The Board welcomed those residents in attendance.

ELECTRONIC RECORDING DEVICES:

Board President, Clifford Jones, stated that by law, recording devices used for taping of this meeting are illegal and requested Ms. Grimaldi turn off her recorder. He further stated to all in attendance that according to the law, individuals must be informed they are being recorded before doing so. Ms. Grimaldi, explained recording/taping was being performed for her information only. Ms. O'Brien questioned Mr. Jones objection. Mr. Jones then said, "Let the record show that a recording device is being used illegally to record the Board of Directors Meeting." Mr. Jones then requested a vote from Board Members concerning the recording device: In favor of the recording device were Ms. O'Brien, Ms. Rafik, and Ms. Watkins. Opposed to the use of the recording device was Mr. Jones.

MINUTES:

Mr. Jones requested a motion and vote by a show of hands to approve the May 29, 2008 Board Meeting Minutes and Highlights. Ms. Watkins motioned to approve, Ms. Rafik seconded, whereby the Minutes and Highlights were approved.

POOL FURNITURE:

Ms. Grimaldi stated that four umbrellas needed to be replaced. Anchor Aquatics had presented a proposal to replace the umbrellas at a cost of \$169 per umbrella. Ms. Grimaldi stated that there are a number of websites that the Board could explore for new furniture at the pool. She looked on several of those sites but found no inexpensive umbrellas with a similar color scheme as the existing furniture. A number of the chairs and lounges need to be repaired. She suggested that the Board decide if they want to purchase new furniture or have the existing re-strapped and suggested that if they chose the latter it should be done over the winter months. She suggested that the Board authorize her to purchase four inexpensive umbrellas from one of the local stores after the 4th of July as they would likely be on sale at that time. The Board agreed to have Ms. Grimaldi purchase some interim umbrellas after the holiday.

MOTION TO REMOVE MR. JONES FROM THE OFFICE OF PRESIDENT:

Ms. Watkins' motioned (per Article 6, Section 3 of the Bylaws) to remove Mr. Jones from the position of President. Mr. Jones stated that Ms. Watkins would need a percentage of the community to do so. Mr. Alexandrides, the Association's attorney, explained the motion to remove an officer, saying that the Bylaws do

provide upon an affirmative vote of a majority of the members of the Board, any officer may be removed. Ms. Rafik seconded the motion and a vote was taken. Ms. Watkins, Ms. O'Brien and Ms. Rafik voted in favor, Mr. Jones voted against. Ms. O'Brien, as Vice President, will be the Acting President in the interim, or until such a time that an election takes place and a new President is chosen by the Board.

FENCE:

The Board had agreed in previous meetings to have the fence installed as close to the property line as possible. Ms. Grimaldi stated that in having the property line surveyed it was discovered that the access road to the cell tower is on the property of Annapolis Overlook. She had suggested in the previous meeting to have all of the cell tower paperwork in her possession forwarded to Gregory Alexandrides. The Board agreed to give the information to Mr. Alexandrides since they do not wish to require the relocation of the access road but would rather request compensation for an easement agreement with the cell tower company.

One resident asked if the cell tower company would pay a fee for use of that property? Another resident asked if the cell tower company has an obligation to AO pertaining to that access road? Mr. Alexandrides stated if injury were involved, AO would have a liability claim. Another resident asked if that parcel of land could be sold? Mr. Alexandrides explained the cell tower company seems to want to work something out with the community.

A resident wanted to know the status of the fence to-date. Ms. Grimaldi explained that trees would have to be removed and a great deal of brush be removed. It is unknown at this time what the cost would be to prepare the area for the fence. Ms. O'Brien interrupted saying the Board was thinking that perhaps half of the fence should be completed during this year's budget and half with the 2009 budget. Ms. Grimaldi explained how overgrown and messy the area is to have the work done and that the landscaping company had given a cost of \$1,500 a day to clear the area. One of the residents suggested there is a natural barrier there now, why change it. Ms. Rafik replied that some of the residents do not want to be caged in and Ms. Watkins stated the Board does not want to give up any property that they own.

Another resident suggested the work be done during fall or winter when the trees are not in bloom and all of the foliage has died down. Ms Grimaldi agreed, saying it probably would cut the cost.

Ms. O'Brien suggested work be done behind Sandstone Court and up to Forest Drive and to do sections at a time. The Board agreed to move forward with the easement agreement.

ENTRANCE SIGN:

A homeowner asked for an update on replacing the entrance sign. Ms. Grimaldi explained that nothing had been done as yet because Mr. Jones had recommended a new design, which he has still not provided to her. Also, once she receives the drawing from Mr. Jones, it would have to go to a professional designer. A new sign would also require a permit, however, replacing the same sign would not require one. Ms. Grimaldi also mentioned that the reason the previous sign was so low, was that the original sign was too tall and obstructed one's view when exiting onto Forest Drive. Mr. Jones stated that his design was for a vertical structure 10' tall. Ms. Grimaldi suggested that he look at the specs for entrance signs on the City of Annapolis website to see if such a tall sign would be permitted. One of the residents suggested reinstalling the original sign and having a backup design on-hand, in the event replacement would be needed in the future. After a lengthy discussion, the Board voted to replace the original sign, rather than changing the sign.

An owner brought up getting a traffic light on Forest Drive at the entrance/exit of the community. Ms. Grimaldi stated that the last time a survey was done, the survey did not qualify the community for a traffic signal. Ms. O'Brien reminded everyone that the Board was informed previously that if enough people complain the county would make the exit onto Forest Drive "a right turn only".

INSURANCE:

Ms. Grimaldi explained the court ruling regarding Condominium Associations not having to insure units, only the common elements. In addition, the Condo Laws currently allow for a maximum deductible of \$1,000 to be shifted to the unit owner, provided that the Bylaws have been amended making the deductible the responsibility of the unit owner rather than that of the Association. Effective October 2008, that maximum has been increased to \$5,000. She explained that the Board would have to amend the Bylaws to proceed. Mr. Alexandrides spoke of the stacked units (the 2nd or 3rd floors) and the damage, which could occur below. The Board requested that Mr. Alexandrides investigate this further and report back with additional information after reviewing the Association's documents.

A resident asked if insurance would cover the interior of a unit if the building itself were flawed. Ms. Grimaldi explained that the event causing the damage would have to be a covered loss and not everything is covered. Maintenance issues & wind driven rain are not covered. She further explained that the Association's documents have a section called "Limitations of Liability", which basically states that the Association is not responsible for any flow of water from anything unless the event is covered by insurance.

POOL:

Ms. O'Brien asked if recycling bins could be placed at the pool? Ms. Grimaldi replied that she would have Nate Smith take care of that. Ms. O'Brien also requested the lifeguard enforce the "no smoking anywhere on the pool premises". One of the residents stated that the pool was dirty on a day that she went to the pool. Ms. Grimaldi told the resident she could email COMANCO about the pool conditions. Ms. O'Brien requested new signs be installed regarding new pool rules and that no smoking signs be placed by the bathroom and one on the pool fence. Another resident complained that the soda machine needed to be stocked with new sodas. Ms. Grimaldi said that resident should email her when there are problems with the machines.

TOWING/PARKING:

Residents mentioned that four cars have been parking in reserved spaces without hangtags on Greystone. Ms. Grimaldi requested the information on the four vehicles from the residents.

One resident was outraged explaining she is handicapped and had a rental vehicle which was towed. Other residents motioned to acquire a new towing company and asked if the towing company can tow at anytime. The resident believes that reserved parking spots should not have vehicles towed out of them.

Mr. Alexandrides spoke to the residents telling them that their rules are uniform to most other condos but did state the towing fee of \$250 seemed rather high.

Ms. Grimaldi again expressed there are 1.5 parking spaces per unit, 2 hangtags per unit. She explained the hangtags will be issued yearly starting next year (Jan 09).

Ms. Rafik was concerned about the towing company's response to calls. The Board has looked at some other companies.

A resident asked Ms. Grimaldi why COMANCO needed registration of vehicles? Ms. Grimaldi said the information is necessary in case of emergencies.

Another resident suggested towing operations during the day, not just at night.

A resident voiced concern about places people are parking and making it dangerous to not be able to see when exiting Greystone Court; also at the "bottleneck" at Cobblestone. Ms. Grimaldi suggested the residents call the

police on the parking violators, especially those parked on the red curbs. Mr. Jones added that Cobblestone is a City street and the police will ticket the vehicles. Mr. Jones said the Board has had no towing in effect in the past three months for Friday and Saturday nights.

A resident voiced his concern admitting to the Board and to the residents, "We are all responsible.....use hangtags and park where you are supposed to park.....it is your responsibility."

LANDSCAPING:

One of the residents is concerned with erosion to the rear of her unit at 20 Sandstone Court. Ms. Grimaldi stated that a proposal to take care of that area was part of the plan last year but had not been approved. The Board approved doing the work at this time.

MOSQUITO SPRAYING:

Ms. O'Brien asked that Ms. Grimaldi amend the letter from the Dept. of Agriculture regarding the mosquito spraying schedule by taking out the information that no longer pertained.

PET STATION:

A request was made for a pet station to be installed on Greystone Court. The Board approved this request.

SECURITY:

A resident is concerned about not having security. Ms. Grimaldi stated that any suspicious activities or people should be reported to the police. Mr. Jones also told the resident to call the police. Ms. Grimaldi stated that the more problems called into the police, the more they will drive through the neighborhood.

Ms. O'Brien asked residents if they were interested in starting a neighborhood watch.

NEXT MEETING:

The next meeting is the Annual Meeting scheduled for July 29, 2008 at the Hillsmere Library at 6:30 p.m. Prior to the meeting, management will provide appropriate ballots and voting information to all property owners.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:18 p.m.

APPROVED: _____ **DATE:** _____