

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING HIGHLIGHTS**  
**August 29, 2011**

**BOARD MEMBERS PRESENT:**

Christina Hambruch, President  
Gregory Milburn, Vice President  
Darlene Watkins, Secretary  
Hoda Rafik, Treasurer  
Eric Hollis, Director

**ALSO PRESENT:**

Angie Grimaldi, COMANCO, Inc.  
M. J. Rosenfeld, Auburn Rose Property Management  
David & Alice Truscott 20-J Ironstone Court  
Mary K. Kochmer, 20-A Ironstone Court

**CALL TO ORDER:** The meeting, held at the Eastport Library, was called to order at 6:30 p.m. by Mrs. Hambruch.

**1) MANAGEMENT REPORT:** Ms. Grimaldi distributed copies of the Management Report electronically in advance of the meeting, as well as, supplements to those reports at the meeting.

**2) MINUTES:** The Minutes and Highlights of the July 25, 2011 meeting were unanimously approved by the Board and signed by Mrs. Hambruch. Ms. Grimaldi will put the Highlighted Minutes on the website.

**3) ARCHITECTURAL REQUESTS:** Applications were submitted by 20-B Ironstone and 60-L Amberstone to place Grey Belguard pavers in the yards of those units. The Board approved with the stipulation that if they should need to be removed for any reason, it would be the owners' responsibility to reinstall them.

**4) ENTRANCE GATE UPDATE:** Ms. Grimaldi reported that Alderman Silverman had not returned her calls. Mrs. Hambruch related information from a conversation with Eugene Peterson of the Mayor's office stating that he would be a good contact to move the process along. He had suggested to Mrs. Hambruch that the Board attend City Council meetings and to also obtain specifics of other gated communities within City limits. Some other considerations were to stress that Annapolis Overlook would maintain Cobblestone Drive; even if legal fees were needed to accomplish this. If the County becomes involved, the issue of a turning lane off Forest Drive could arise.

**5) SIDEWALKS TO REAR OF 20 IRONSTONE:** Mr. and Mrs. Truscott brought pictures, a contractor's estimate and signatures from other residents stressing the need to replace the sidewalks and leadwalks in this area. Ms. Grimaldi assured them the Board would discuss the issue as it encompasses more than just the area behind building 20.

**6) CONCRETE AND ASPHALT BIDS:** Ms. Grimaldi presented bids from three contractors and the Board discussed the pros and cons of each. Mr. Milburn suggested that the worst concrete and asphalt patching be completed to include the asphalt patch at the entrance to Amberstone, which the City put in. That patch should be billed separate from the rest so the invoice could be presented to the City.

The Board approved GMC's estimate for the following:

Concrete	\$5700 plus \$1750 extras
Crack Filling	\$2900

Also, pending the cost, to schedule repairs for the worst asphalt. The Board approved repairs to the back-side of 20 Ironstone's sidewalks and lead walks (pending the estimate).

**7) MISCELLANEOUS ITEMS:** Ms. Kochmer brought several things to the Board's attention: commercial vehicles on Cobblestone being her main concern. Since it's a City street we have no recourse.

Other items of concern were as follows:

40 Amberstone – Ivy growing up the side of the townhouse on the left front.

30 Sandstone – parked moped on the grass, which is illegal.

Ongoing issues such as dog waste throughout the community, children/teens loitering and damaging property, etc. Mr. Hollis suggested the Board periodically walk the community for issues that need attention/correction.

**ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 7:50 p.m.

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