

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING HIGHLIGHTS**  
**AUGUST 30, 2010**

**BOARD MEMBERS PRESENT:**

Christina Hambruch, President  
Darlene Watkins, Secretary  
Eric Hollis, Director

**ALSO PRESENT:**

Angie Grimaldi, COMANCO, Inc.  
Lee Irving, Recording Secretary  
Owners: 2

**CALL TO ORDER:** The meeting was called to order at the Eastport-Annapolis Neck Branch Library, 269 Hillsmere Drive, Annapolis, MD at 6:30 by Mrs. Hambruch.

- 1) **OPEN FORUM:** The two owners in attendance came to explain that there is a terrible roach problem in the building of 50 Greystone Court. They asked for the Board's assistance in resolving the problem explaining that unless all the units are treated at the same time, the problem will never be resolved. They believe that the problem originates in one particular unit. There was discussion of whether or not to report this unit to the health department. As there is a severe problem in Building 50, Mrs. Hambruch agreed to coordinate a building meeting encouraging all to get together and have their units treated at the same time.
- 2) **MANAGEMENT REPORT:** Ms. Grimaldi handed out copies of the report.
- 3) **MINUTES:** The Minutes and Highlights of the April 26, 2010 and June 28, 2010 meetings were unanimously approved by the Board and signed by Mrs. Hambruch. Ms. Grimaldi will put the Highlighted Minutes on the website.
- 4) **TENANT ISSUES:** Ms. Grimaldi noted that a problem tenant at 30 Hearthstone Court was under the eviction process but refusing to leave. Mrs. Hambruch stated that the issue should be resolved in landlord/tenant court.
- 5) **SUBSIDIZED RENTALS:** Mrs. Hambruch will discuss this issue with the Association's attorney. Ms. Grimaldi stated that to change the Association's documents to limit or prohibit subsidized rentals, a Bylaw Amendment would have to be voted on and passed by 66 2/3% of the Council of Unit Owners. The Association could also pass rules regarding rental units but enforcing the rules through the hearing and fine process is very lengthy. There was a discussion of the use of a mail-in ballot for voting on an amendment. Ms. Grimaldi explained that a meeting would have to be held and any owner could give his voting proxy to an owner that plans to attend and that owner could vote for them. Ms. Grimaldi also stated that each owner should make sure that all rental requirements are met prior to a lease being signed and that rental units are required by the City of Annapolis to be registered with the City.
- 6) **ROOF REPLACEMENT:** As stated in the agenda, Ms. Grimaldi reported on the completion of the roof work at \$228,000.00 with additional plywood costing \$10,752.00

for a total of \$238,752.00 for 8 buildings. Ms. Grimaldi also reported on the safety of employees on the roof without safety harnesses and stated that Jim Riddle carries workman's compensation for his employees. She also reported that although the roofs were replaced, the chimney's will also need repairs. 10 Hearthstone Court has a chimney that needs the siding replaced and that the Association should take care of that. There are 36 chimneys on the 9 buildings that had their roofs replaced or 4 chimneys per building.

**7) ARCHITECTURAL REQUESTS:**

a. The request by Mr. and Mrs. Raley of 10-I Amberstone Court to replace two windows with like windows was approved by the Board and signed by Mrs. Hambruch.

b. The request by Ms. Watkins of 50-C Sandstone Court to landscape the back of her unit was approved by the Board and signed by Mrs. Hambruch.

8) **POOL:** The Board approved and Mrs. Hambruch signed the contract from Anchor Aquatics to keep the pool open on the weekends through September 26<sup>th</sup> at a cost of \$1028.00. Ms. Grimaldi reported that the pool fencing would be replaced soon. At the Board's request and if it isn't too late, Ms. Grimaldi will ask Long Fence for a proposal to replace the pool fence with the same type of fence installed around the entire property.

9) **TOWING:** The Board agreed to have the towing company come through the community whenever they wish.

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

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