

**ANNAPOLIS OVERLOOK CONDOMINIUMS ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**AUGUST 28, 2008**

**BOARD MEMBERS PRESENT:**

Sharon O'Brien, Acting President  
Vacant, Vice President  
Clifford Jones, Director  
Hoda Rafik, Treasurer  
Darlene Watkins, Secretary

**ALSO PRESENT:**

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

**CALL TO ORDER:**

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

**ROLL CALL AND CERTIFICATE OF PROXIES:**

Due to the quorum not being met at the previous meeting held on July 29, 2008, the meeting was adjourned to this day, August 28, 2008. At this subsequent meeting, all those in attendance in person and by proxy would constitute the quorum. This includes the proxies collected at the July meeting. One resident questioned Management counting the votes, to which Mr. Jones replied, the recording secretary and lawyer could verify the votes. Ms. Grimaldi took roll call just to be sure that she had logged in all those in attendance in person. She also informed everyone that she was recording the meeting.

**PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE:**

Ms. Grimaldi provided proof of notice.

**READING OR DISPOSITION OF THE 2007 ANNUAL MEETING MINUTES:**

The Annual Meeting in 2007 did not have a quorum nor was the meeting adjourned to another date. Therefore, there were no "official" Annual Meeting Minutes. The activity at that meeting, however, was documented and placed on the website. Someone motioned, another seconded, and those in attendance approved not reading those minutes.

**REPORTS OF OFFICERS, IF ANY:**       None

**REPORTS OF COMMITTEES, IF ANY:**       None

**ELECTION OR APPOINTMENT OF INSPECTORS OF ELECTION:**

Ms. Grimaldi asked if there were any nominations from the floor. Mr. Jones asked if all of the votes were in and Ms. Grimaldi confirmed all votes were collected. The candidates running for election were:

Teresa Chapman, Adil Desai, C. J. (Buck) Garner, Christopher Hall, Christina Hambruch, Clifford Jones, Jeanne Lesko, Fredrick Matos, Gregory Milburn, Sharon O'Brien, Hoda Rafik, Elizabeth Reed & Darlene Watkins.

Candidates provided a short speech at the request of the attendees. Afterwards the votes were announced, and the newly elected Board members were named as follows:

Christina Hambruch, Gregory Milburn, Sharon O'Brien, Hoda Rafik and Darlene Watkins.

The Board of Directors will have their Organizational meeting at another time to elect the officers.

### **UNFINISHED BUSINESS/RESIDENTS' CONCERNS:**

A resident expressed his gratitude for the replacement of the entrance sign and how nice it looked while another resident expressed his concern over some landscaping needs, especially trees. A suggestion was made to get water bags for the trees during times of drought.

One owner received a letter from his insurance company informing him that his unit may be underinsured. Ms. Grimaldi stated that nothing has changed regarding the Master Policy coverage and should that ever happen everyone would be informed ahead of time. She again told residents what types of events are covered by insurance and mentioned several events that are not covered.

Someone turned in a deteriorated hangtag and Ms. Grimaldi provided a replacement.

Issues concerning soundproofing the units' ceilings and removal of sprinklers were discussed. A resident said noise could be heard above her unit and was seeking suggestions from other residents at the meeting. Another owner suggested speaking to a company that installs home theatres, for suggestions on soundproofing. There was a suggestion to create a committee to explore what could be done to soundproof the units. Ms. O'Brien collected names for that committee. Mr. Alexandrides stated, that unfortunately nothing much could be done to the offenders making the noise unless it was during late hours of the night, etc.

Fence status was discussed and Ms. O'Brien explained that the Board has stopped work on the fence till the fall when there would be less brush to clear.

A resident wanted to know about the cell tower whose access road is on community property. Mr. Jones said they had already done a survey.

Another owner requested a big dumpster be available more than just around the Christmas season. She requested the Board make the dumpster available at least twice a year for bulk items. Someone stated that the City would pick up items. Ms. Grimaldi stated that the City would not pickup anything as the community has private trash service and not City. No matter who picks up the trash in any area, it is not free. Ms. Grimaldi said that Calvert Trash has agreed to pickup the big items and charges \$75 for the first piece and \$25 for each additional piece, which is somewhat less expensive than when the grounds people took the items. She suggested that residents take bulk items to the landfill in Odenton. She also stated that she could ask Calvert Trash if they would do a once a month pickup or a periodic one at a fixed rate. Ms. Rafik suggested putting useable bulk items on the Internet or that even Best Buy would take certain useable electronic products.

An owner had a complaint and wished to communicate to the Board, not Management, for the answer to parking and towing situations and that no Board member responded to him. Mr. Alexandrides explained that the reason a community hires a management company is to take care of the day-to-day duties for the community. He went on to say that some unit owners may have four vehicles and it is impossible to please everyone with the limited parking. He further stated that the rules and regulations should be obeyed.

One owner asked for 24-hour notice before towing and asked if AO has a security person. Ms. O'Brien responded there is no longer any security company on the property. Other owners also complained about the

towing company, and stated that the police reportedly also had problems with the towing company. There was another complaint about the hours of towing, i.e., 2:00 a.m. and being disturbed by the noise. One owner stated after living in the community for 17 years, they have never been towed.

Ms. Grimaldi stated that this towing company is the only company found to do this type of towing and that they are authorized to remove any vehicle not displaying a hangtag. Most companies require that someone of authority be present at the towing and to sign a tow slip. The previous company, Lowry's, didn't show up half the time and it was required that the Board of Directors conduct the towing raids and sign for each vehicle towed.

Questions arose about opening new parking spaces/spots near the pool. Mr. Jones told the residents that ABC does not come into the community on Friday, Saturday or Sunday nights and also stated the Board can stop any other days as well. One resident was upset with the towing company because of their business hours being open only at specific times and believes the towing company should have more available hours.

Motion was made to reject the towing company. Mr. Alexandrides interrupted the motion and stated the motion could not be made, as the unit owners had no right to make any motions. It is the Board's responsibility to decide this and other matters for the Association and it is only the Board that has the authority to make decisions and not the unit owners, themselves, except for certain things that require a community vote.

**NEXT MEETING:**

The next Board of Directors Meeting is scheduled for September 29, 2008 at the Hillsmere Library at 6:30 p.m.

**ADJOURNMENT:**

There being no further business to discuss, the meeting adjourned at 7:55 p.m.

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