

**RIVER PLACE EAST  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JANUARY 20, 2010**

<b>Present:</b>	Mr. Hiranya Maru	President
	Mr. Rob Vignato	Vice-President
	Mr. Jeff Walyus	Treasurer
	Ms. M.J. Schmelzer	OA Representative
	Mr. Brian Fredericks	Director (late)
	Mr. Harry Lawrence III	Secretary (late)
<b>Not Present:</b>	Ms. Carol Jackson	Director
<b>Management:</b>	Ms. Cristille Boyd	Building Manager
<b>Others:</b>	Chris Collins	Recording Secretary, MBM

**I. CALL TO ORDER:**

Mr. Maru called the meeting to order at 6:04 p.m.

**II. SHAREHOLDER PARTICIPATION:**

A shareholder, Bonnie \_\_\_\_\_, stated that she is attending the meeting to listen and get a better understanding of what is going on in the building.

**III. MINUTES:**

**MOTION: Ms. Schmelzer moved, Mr. Walyus seconded, to approve the minutes of the December 16, 2009 Board meeting as presented. The motion passed unanimously\* (4-0-0).**

*\* Mr. Fredericks and Mr. Lawrence had not yet arrived.*

**IV. MANAGER'S REPORT:**

Ms. Boyd reviewed her report as included in the Board packet. She discussed:

- Increase in the bike fee
- She is waiting on certificates of the elevator inspection
- Boilers have been inspected by the insurance company
- Home Paramount failed to show up 4 times, and Triple S came out for emergency service
- Newsletter articles are due
- A bed bug case has been reported
- Review of leaks in units

**Unit Sales:**

**MOTION: Mr. Vignato moved, Ms. Schmelzer seconded, to approve the sale of Unit 1044. The motion passed unanimously (6-0-0).**

**OA Report:** Ms. Schmelzer reported that Lincoln Federal Savings & Loan will have an office in the South building. The Board agreed, upon her suggestions, to have a representative from Lincoln Federal attend the next Board meeting and describe their services. Ms. Schmelzer also reported that she is now the Treasurer for the OA. The OA is going to research the circuit breaker project. This could take a year. She also stated that there will not be an assessment to the buildings due to the savings on insurance. Lastly, she reported that the North building has signed a five year contract with a nursery school. A site plan change will be required and the North building will need to appear before Arlington County.

**Engineer's Report:** Ms. Boyd reviewed the report as included in the Board packet. She pointed out that C & L Contractors tried to use a generator that would not support the function of the emergency elevators. This issue was resolved.

**V. NEW BUSINESS:**

a. Reaffirmation of Use of Excess Funds from 2009 Assessment:

**MOTION: Mr. Vignato moved, Mr. Fredericks seconded, to reaffirm the resolution to use the excess funds from the 2009 assessment toward 2010. The motion passed unanimously (5-0-0).**

*Ms. Schmelzer left the meeting at 6:55 p.m.*

b. Professional Abatement Proposal:

**MOTION: Mr. Walyus moved, Mr. Vignato seconded, to approve the contract with Professional Abatement for emergency pipe work at an amount not to exceed \$9,000.00. The motion passed unanimously (5-0-0).**

c. Proposal from Densel Company for Condensate Return Valve.

**MOTION: Mr. Maru moved, Mr. Walyus seconded, to approve the contract with Densel Company for \$1,509.00. The motion passed unanimously (5-0-0).**

**VI. ADJOURNMENT**

The meeting was adjourned at 7:38 p.m.