

**RIVER PLACE EAST
BOARD OF DIRECTORS MEETING
FEBRUARY 17, 2010**

Present:	Mr. Hiranya Maru	President
	Mr. Rob Vignato	Vice-President
	Mr. Jeff Walyus	Treasurer
	Ms. M.J. Schmelzer	OA Representative
Not Present:	Ms. Carol Jackson	Director
	Mr. Brian Fredericks	Director
	Mr. Harry Lawrence III	Secretary
Management:	Ms. Cristille Boyd	Building Manager
Others:	Kim Heffernan	Recording Secretary, MBM

I. CALL TO ORDER:

Mr. Maru called the meeting to order at 6:08 p.m.

II. PRESENTATION:

Mr. John Hancq and Mr. Hurbaksh Chhatwal from Lafayette presented their offerings to the Board regarding cash management and deposit services. Mr. Maru said he would compare their services and rates to their current provider, Wachovia, and make a decision in the near future.

III. SHAREHOLDER PARTICIPATION:

A shareholder, Bonnie _____, stated that she is attending the meeting to address several citations she recently received. Bonnie said she received citations from building management stating that her tenant improperly removed his furniture by leaving it on the loading dock. She also received a citation stating that her furniture was infested with live bed bugs. Bonnie vehemently denied that the furniture had live bed bugs, but the exterminators provided evidence to Ms. Boyd upon their inspection of the furniture. Ms. Boyd informed Bonnie that the apartments surrounding her unit would be monitored, and if they should show signs of bedbug infestation within next ninety (90) days, she would be responsible for the extermination costs.

IV. MINUTES:

MOTION: Mr. Vignato moved, Mr. Walyus seconded, to approve the minutes of the January 20, 2010 Board Meeting as presented. The motion passed unanimously (4-0-0).

V. MANAGER'S REPORT:

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

- Two fire alarms went off in the month of February
- Arlington County agreed to replace a steel door they damaged during a fire drill
- There were major leaks in the following units: 533, 333 and 943. All units have been checked for leaks, but cannot fully determine the extent of the damage until the concrete dries.
- The Association was \$60,000 over budget for snow removal
- Branches were removed that were tangled up in electrical wires over the parking lot/driveway

VI. NEW BUSINESS:

Lockinvar Boiler Repair Proposal:

MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to repair the faulty pipe in the boiler for the proposed cost of \$1,297. The motion passed unanimously (4-0-0).

Triple S Exterminators Proposal:

MOTION: Ms. Schmelzer moved, Mr. Walyus seconded, to approve the contract with Triple S Exterminators in the amount of \$550 per month for routine extermination and vermin control. The motion passed unanimously (4-0-0).

Sprint Clearwire Proposal: This is a proposal for new satellite dishes for individual units. Ms. Maru asked Ms. Boyd to have Bruce review the contract first and they would vote at next Board Meeting.

VII. ADJOURNMENT:

MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to adjourn the February 17, 2010 Board of Directors Meeting at 7:42 p.m. The motion passed unanimously (4-0-0).