

**RIVER PLACE EAST
BOARD OF DIRECTORS' MEETING
FRIDAY, APRIL 11, 2003
MINUTES**

Place of Meeting: River Place South Entertainment Center
1011 Arlington Blvd.
Arlington, VA

Board of Directors Present: Mr. Anthony Priest, Vice President
Ms. Mary Jean Schmelzer, Secretary
Mr. Brian Fredericks, Director
Mr. William Johns, Director

Absent: Mr. Stevenson Clarke, President
Mr. Thomas Vassar, Director
Ms. Joyce Newell, Director
Mr. Joseph Tata, Building Manager

Others:
Mr. Marc DeCandia, Attorney
Ms. Barbara Seaman, Recording Secretary

Residents/Shareholders:

Mairym Ramos #1011
Walter Orell #1001
Diane Fredericks #403
Frank Schmelzer #1210
Elaine Cummins #519

I. **CALL TO ORDER:** Mr. Priest called the meeting to order at 6:38 p.m.

II. **ELECTION OF OFFICERS:**

The following were elected for the 2002-2003 Board Year.

President: Anthony Priest
Vice President: Brian Fredericks
Treasurer: William Johns
Secretary: MJ Schmelzer
OA Rep: MJ Schmelzer

III. EMERGENCY RISER REPAIR:

Ms. Schmelzer presented materials regarding emergency riser repair prepared by Joseph Tata, River Place East Resident Manager. The cost to replace the pipes together with the cost to open close walls is about \$30,000.

Mr. Fredericks said that the risers brought up hot and cold water from the boilers and used to be repaired regularly but had not been done in two years. He added that the Board's intent was to return to the program. He also said that the affected risers were leaking and have damaged the wall. He also said that notice would be sent to the affected residents. It is estimated that the work will be finished on all floors by mid-June. In response to Mr. Orell's question, Mr. Johns said that the Board will resume requirements for competitive bids for such work. Mr. Orell asked whether fire stopping procedures would be followed in this work. The Board agreed to look into this question. Mr. Orell also suggested hiring an engineer to oversee projects. Mr. Fredericks said that the West building has hired Leach-Wallace to monitor and ensure work is done to standard. The Board agreed to investigate the possibility of hiring an advisory engineer.

MOTION: Mr. Fredericks moved, Mr. Johns seconded, to approve the emergency work to repair of the riser for tiers 41 and 41 for a cost not to exceed \$31,000. The motion passed unanimously (4-0-0).

Mr. Fredericks volunteered to find out if Leach-Wallace could come to the East building to see this project and check on firestopping.

IV. **CONTINGENCY APPOINTMENT OF CORPORATION COUNSEL:** Mr. Priest said that Mr. Clarke dismissed Mr. Daly as corporation counsel. He proposed hiring the firm of Linowes and Blocher to represent the corporation at least through the 2003 annual election.

MOTION: Mr. Fredericks moved, Mr. Johns seconded, to have Linowes and Blocher as legal counsel for the corporation until the 2003 annual election. The motion passed unanimously (4-0-0).

V. **RESIDENT ISSUES:** Ms. Cummins (519) then asked about the property as site for a new stadium, but Mr. Priest said it was only a remote possibility. Mr. Priest said that all four buildings had to meet to discuss this issue.

VI. **ADJOURNMENT:**

MOTION: Mr. Fredericks moved, Ms. Schmelzer seconded, to adjourn the meeting at 7:16 p.m. The motion passed unanimously (4-0-0).

Respectfully submitted,

Mary Jean Schmelzer, Secretary

DATE APPROVED _____

ATTESTED BY _____
(Name) (Title)