

**River Place East
Board of Directors Meeting
Wednesday, September 20, 2006**

Present:	Mr. Brian Fredericks Mr. Hiranya Maru Mr. Darrell Rison Mr. Anthony Priest Ms. M.J. Schmelzer	President Secretary OA Representative Director Director
Absent:	Mr. Randy Morrow Mr. John Curle	Vice President Treasurer
Management:	Ms. Carol Brooke	Building Manager
Others:	Ms. Amy Michael	Recording Secretary

I. CALL TO ORDER

Mr. Fredericks called the meeting to order at 6:05 p.m. noting the presence of a quorum.

II. SHAREHOLDER PARTICIPATION

Mr. Fredericks noted the presence of homeowner, Mr. Jeff Walyus of Unit 120.

III. APPROVAL OF MINUTES

MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to approve the minutes from the August 16, 2006 Board Meeting as amended. The motion passed unanimously (5-0-0).

IV. OFFICERS' REPORTS

President's Report

Mr. Fredericks noted that the President's Report was disseminated electronically to all the Board members. Mr. Fredericks informed the Board that both he and John Curle have been working with FEA to finalize the schedule of items on the reserve study. He also announced that the final stage of the EMS installation occurred on Monday, September 18th. Mr. Fredericks reiterated to the Board that the completion of the new reserve study was on the top of the Board's priority list.

Treasurer's Report

Mr. Fredericks gave the Treasurer's report in lieu of Mr. Curle's absence. With regard to the Association's reserve investments, Mr. Fredericks reported that it seems that the overall best investment strategy for the Association is short-term investments. Mr. Fredericks stated that long-term investments might be something for the Board to consider in the upcoming year. Mr. Fredericks encouraged Management to remind homeowners to pay on their delinquent accounts.

OA Report

Building Antennas

The Board discussed the issue of unsightly antennas present on the buildings. Mr. Fredericks asked Mr. Rison to relay this concern to the OA during the next meeting. Mr. Fredericks stated that he would like the OA to look into finding a way to make the antennas less obtrusive, making them less "in your face". Mr. Priest agreed, noting that the antennas littering the building are very noticeable when driving from D.C. across the river. The Board agreed that this should be an issue of concern for the Owners' Association.

MOTION: Mr. Priest moved, Ms. Schmelzer seconded, to have Mr. Rison raise the concern that the River Place East Board has with the heinous building antennas during the next Owner's Association Meeting. The motion passed unanimously (5-0-0).

Pool House

Mr. Rison stated that the OA has yet to further discuss the interior of the pool house. He stated that the OA has only made mention of refurbishing the floor and has no further plans. The Board agreed that something needs to be done in terms of the pool house's appearance.

ACTION ITEM: Mr. Rison will inquire during the next OA Meeting about any plans to further refurbish the pool house interior.

Landscaping

Mr. Rison reported that the OA approved a motion to replace 15 trees on the property and to replace a few grassy areas throughout.

Parking Space

Mr. Rison reported that the OA stated that each River Place building has three (3) free parking spaces and that the OA will consider trading one of the current free spaces with the space located by the loading dock.

Rodents

Mr. Rison stated that there have been reports of homeowners noticing a larger number of dead rodents on the property, but that this is a result of an increase in bait traps. Mr. Priest inquired as to where all of the bait traps were located and who is in charge of cleaning them.

Mr. Priest inquired about an unpainted wall located near the entrance of the back garage. He wondered who was in charge of maintaining its upkeep. Mr. Priest stated that the splotchy, partially painted wall was very visibly from the outside of the building.

ACTION ITEM: Management will explain the situation to the owners and inform them that they need to paint the wall.

Manager's Report

Water Leakage from Exterior

The Board discussed the water leakage that occurred over Labor Day weekend as a result of Hurricane Ernesto. It has been determined that the wind came in from the brick work. Due to the heavy wind, units 430, 930 and 919 all reported having damage. Ms. Brooke explained that the wind was the key determining factor in this damage. Mr. Fredericks inquired about what remedies Management was seeking. Ms. Brooke stated that she had received a proposal from Atlantic Company for fixing the brick work, and that there are no plans to handle any brick work until 2011 as per the current draft reserve study. Mr. Fredericks stated that the Board needs to look into the reserve study. The Board continued to discuss the water damage.

ACTION ITEM: Management will take heed of the fact that Unit Owner 919 does not want her floor repaired until the source of the water damage is resolved.

Exterminations

Ms. Brooke informed the Board that the building exterminator recently discovered that unit 715 was in a very unsanitary condition due to clutter, which is not only a fire hazard, but a haven for pests. She reported that the tenant and shareholder negotiated and renegotiated the fine and deadline to downplay the seriousness of the issue. Ms. Brooke informed the Board that the tenant did clean up the clutter.

Engineer's Report

Ms. Brooke reported that the valve adjustment in the boiler room had been recently welded and during the welding process the fire alarm was triggered.

Water treatment issues

Ms. Brooke informed the Board that the Association does not own their own equipment and therefore will need to lease equipment. Ms. Brooke stated that she would have two (2) proposals on Monday, September 25 for water treatment equipment.

Bulk Trash Pick Up Issue

Ms. Brooke informed the Board that there is a lack of awareness with regard to how to properly dispose of bulk materials. She stated that homeowners are allowing their contractors to dispose of all the demolition materials associated with work being done to their units in the building dumpster. Ms. Brooke informed the Board that the trash contractor refused to fulfill the bulk pickup plan because the dumpster was filled to the brim and well over the standard amount allowed.

ACTION: Management will develop policy changes for contractors to abide by. This policy will be included in the renovation procedures packet that is given to homeowner's who decide to have work done in their unit.

V. APPROVAL OF UNIT SALES

MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to approve the sale of Units 315, 340, 734 and 1120. The motion passed unanimously (5-0-0).

VI. OLD BUSINESS

Storage Options

Ms. Brooke informed the Board that the 3A storage unit has been rented by the owner occupant of 1013 for two months at the going rate of \$500.00 per month. Mr. Priest informed Management to go ahead with a 3-5 year lease without a renewal option.

ACTION ITEM: Mr. Priest stated that he would work with Ms. Brooke in coming up with a lease for the Storage Unit.

ACH

Ms. Brooke informed the Board that they should be going "live" in November.

FIOS

Ms. Brooke reported that she has a site survey meeting scheduled with Verizon for Thursday, September 21 at 3:30 p.m. to discuss fiber optics.

HOF

The Board reviewed and discussed in great detail the HOF Laundry proposal.

MOTION: Mr. Priest moved, Mr. Rison seconded, to approve a proposal with HOF Laundry at \$1.50/\$1.50 for washer/dryer cycle prices, a 7 year term, no less than \$40,500.00 annual commission, \$45,000 redecorating fee and a new lease signed. The motion passed (4-1-0) with Ms. Schmelzer opposing.

VII. NEW BUSINESS

Proposed Noise Policy Change

The Board reviewed the current noise policy. Ms. Brooke suggested adding in the following clause:

“Sounds shall be reasonably confined to the apartment generating them except during quiet hours. During quiet hours all sounds shall be contained within the unit generating them.”

MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to approve the proposed noise policy change as amended. The motion passed unanimously (5-0-0).

[Whereupon Ms. Schmelzer departed the meeting at 7:55 p.m.]

Solar Window Panels

ACTION ITEM: Management to retrieve a sample of the solar window film.

Proposed Renovations Policy Change

MOTION: Mr. Priest moved, Mr. Maru seconded, to approve the renovation requests from Unit 802 and Unit 902. The motion passed unanimously (4-0-0).

Part-time Handyman

Management and the Board reviewed and discussed the notion of hiring a handyman to help Eddie with small tasks. The handyman will be shared with the North Building and they will assume half of the cost, including the cost of the uniforms and compensation.

MOTION: Mr. Maru moved, Mr. Priest seconded, to accept management’s recommendation of hiring a unit repair employee with the expectation of working 20 hours per week at the rate of \$12.00 per hour. The motion passed unanimously (4-0-0).

The Board agreed that the handyman will undergo a ninety (90) day trial period upon being hired. Ms. Brooke informed the Board that she has narrowed her selection down to two (2) candidates.

VIII. NEXT MEETING

Mr. Fredericks announced that the next Board meeting will take place on Wednesday, October 18, 2006 at 6:00 p.m.

IX. ADJOURNMENT

There being no further business, the Board agreed **BY CONSENSUS**, to adjourn the Regular Session of the Board meeting at 8:15 p.m.

X. ACTION ITEMS (SUMMARY)

- ACTION ITEM: Mr. Rison will recommend during the next OA Meeting about need to refurbish the pool house interior during the off season.
- ACTION ITEM: Management will explain the situation to the owners and inform them that they need to paint the wall.
- ACTION ITEM: Management will take heed of the fact that Unit Owner 919 does not want her floor repaired until the source of the water damage is resolved.
- ACTION: Management will develop policy changes for contractors to abide by. This policy will be included in the renovation procedures packet that is given to homeowner's who decide to have work done in their unit.
- ACTION ITEM: Management to retrieve a sample of the solar window film.
- ACTION ITEM: Management will present proposals from two new water treatment companies at next board meeting
- ACTION ITEM: Mr Priest will prepare a lease for unit 3A.