

FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday August 27, 2015
7:00 p.m.

BOARD MEMBERS PRESENT

Renee Powlette, President
Seth Low, 1st Vice President
Jayne Mayne, 2nd Vice President
Lori Stuntz, Treasurer
Jackie Livingston, Secretary

MANAGEMENT PRESENT

Dwayne Frazier, CMC Portfolio Manager
Kemi Ojumu, Recording Secretary

RESIDENTS IN ATTENDANCE

Mr. Stephen Irmo
Mr. Gregg Myer
Ms. April Myer
Ms. Judith Guerny
Ms. Sharon Webster

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:00 p.m.

RESIDENT FORUM

The floor was opened for Residents to express comments or questions to the Board:

- Mr. Irmo thanked the Board for removing the B&B that was being run in someone's home in Court #9. He also thanked the Board for the installation of the run off drains. Mr. Irmo also commented on the lack of communication during issues within the community.
- Mr. Myer commented on missing information from the Board and wanting stronger language in the By-Laws concerning residents wanting to conduct commercial business out of their homes. He suggested having a welcome package given to new homeowners with the rules of the community.
- Mr. Myer requested a quicker response to electronic written communication.
- Ms. Guerny suggested a welcome package be given to renters.
- Ms. Guerny asked about the new website.
- Mr. Irmo questioned the reserve study timeline and the painting schedule.
- Ms. Webster requested the board consider parking.
- Ms. Webster also commented on the perceived disharmony between the Board and some in the community.

APPROVAL OF MINUTES – July 23, 2015

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the July 23, 2015 Board of Directors meeting with amendments. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION:

Middledorf Gutter Cleaning

MOTION: Ms. Livingston **MOVED** to approve all gutters and downspouts be cleaned two times per year by Middledorf Property Services in the amount of \$13,900. The motion was **SECONDED** by Mr. Low and **PASSED** by unanimous consent.

Kolas Painting

MOTION: Mr. Low **MOVED** to approve the exterior painting of courts 1-6 by Kolas Contracting Inc. in the amount of \$52,800.00. The motion was **SECONDED** by Ms. Mayne and **PASSED** by unanimous consent.

Community Pool Winterization

MOTION: Ms. Livingston **MOVED** to approve Community Pool Service recommendation to winterize the pool for the amount of \$2,398.24. The motion was **SECONDED** by Mr. Low and **PASSED** by unanimous consent.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Tennis Court Cracks

Mr. Frazier presented information and visual displays to the Board of Directors concerning the cracks on the tennis court surface.

Task: The Board of Directors tasked Mr. Frazier to lock the tennis court and mark as a potential safety hazard as of September 1, 2015. Mr. Frazier was tasked to obtain three bids from vendors to resurface the tennis courts for the next Board meeting.

OFFICER REPORTS

President: Ms. Powlette reported on collecting statements concerning the Doggy Day Care that was taking place in Court #12. The Association's attorney has requested all further complaints be in written statement form. A letter has been sent to the homeowner and there have been no further complaints.

Treasurer: The July Financials were not available due in part to the Associations July fiscal year end. When the financials are complete management will provide the Board of Directors with the statements. Ms. Stuntz commented on the upcoming reserve study and that the Finance Committee will need to see if there are any particular areas that need to be looked at for repairs and included in the reserve study.

The Board asked Mr. Frazier for an update of his research concerning masonry inspections and partial repointing scheduled for our last budget cycle.

Task: The Board of Directors tasked Mr. Frazier to provide several bids for our next Board Meeting

The Board voiced concerns pertaining to the parking lots being resealed.

Task: The Board of Directors tasked Mr. Frazier to get several bids for filling and resurfacing the parking lots to be presented at the next Board meeting.

Secretary: Ms. Livingston commented on the new website being launched. The web address and announcement of the new site will be posted on the Association's Facebook page and on the old website to redirect users. She also stated that the newsletter would be out the 1st week of September.

COMMITTEE REPORTS

Newsletter: See "Secretary Report".

Landscape: Ms. Guerny commented on wanting to update the wording on the variance forms to match the wording contained in the handbook. She also mentioned asking Steve about installing paver between Court #7 & Court # 8. She indicated that there is a dead tree in Court # 8 that will be taken down.

Recreation: Ms. Powlette stated that there will be a pizza party to close out the pool season on September 6, 2015 and catered by Fairlington Pizza.

Finance: See "Treasurer's Report".

TASK LIST/ADMINISTRATIVE CALENDAR

A copy of the Task List and Administrative Calendar were provided in the Board Package.

EXECUTIVE SESSION

MOTION: Mr. Low **MOVED** to convene into Executive Session at 8:31 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

CMC Delinquency Report – A copy of the report was included in the Board package.

Rees Broome Delinquency Report – A copy of the report was included in the Board package.

MOTION: Ms. Livingston **MOVED** to re-convene into Open Session at 8:52 p.m. The motion was **SECONDED** by Ms. Mayne and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next Board meeting is scheduled for September 22, 2015.

ADJOURNMENT

MOTION: Mr. Low **MOVED** to adjourn the Board of Directors meeting at 8:53 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary