

St. ASAPH SQUARE CONDOMINIUMS
Board of Directors Meeting
August 18, 2015
FINAL

BOARD MEMBERS PRESENT

DEB BOWMAN	President
BEV KEANE	Vice President
RALPH ROSENBAUM	Secretary
SHARON KEEFER	Treasurer
JACK BURTON	Member at Large

OTHER ATTENDEES

PATRICK M. MAZZEI	Community Manager, Cardinal Management Group, Inc.
YAHYA SERRY	On-Site Manager, Cardinal Management Group, Inc.
AMY PETROVITCH	Recording Secretary

CALL TO ORDER

President Bowman, noting the presence of a Board quorum, called the meeting to order at 7:02 p.m.

MINUTES

Director Rosenbaum motioned to approve the July 21, 2015 meeting minutes as amended. Director Keane seconded the motion. The motion passed unanimously.

PRESIDENTS REPORT

No Report

TREASURE'S REPORT

The financial statement for the period ended July 31, 2015 was included in the Board of Directors Management report. Director Keefer reported that as of that period ending date the Association's cash and investments totaled \$1,134, 212 and that total assets are \$1,160,454; total liabilities are \$397,997; accrued replacement reserves are \$1,140,386; negative elevator funding was (\$375,893); and members' equity was (\$13,980). Total liabilities and equity were \$1,160,454.

COMMITTEE REPORTS

City of Alexandria No Report

Landscaping Director Keane reported that a proposal for tree pruning is pending.

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<u>Newsletter</u>	Director Keefer provided information regarding the yard sale that will be held on September 19, 2015.
<u>Covenants</u>	No Report
<u>Design</u>	No Report
<u>Social</u>	Director Bowman reported that the Ice Cream Social will be held on September 7, 2015 at 3:00 p.m. on the St. Asaph patio. Also reported were 8 new residents from July 1st – September 18 th .
<u>Pool</u>	The committee reported that the pool will be open through Labor Day.

COMMUNITY FORUM

A resident inquired about a \$125 move-out fee that they were charged for a small amount of furniture that her daughter moved. The Board advised the resident that this fee is for general wear and tear related to moving, and is part of the Bylaws of the Association.

MANAGEMENT REPORT

Management presented the 2016 Draft Budget. The Budget Committee will meet and review the material, prior to approval. Management will consider adding the draft pie chart to the newsletter.

Karen Millslagle, unit owner of #234, volunteered to join the Budget Committee.

Management presented a proposal from Care of Trees for tree trimming on the St. Asaph side. The Landscaping Committee was not on board with the pruning of all cherry trees on St. Asaph in addition to other miscellaneous tree pruning.

Director Keane motioned to retain Care of Trees to prune the 28 inch ash tree at the north corner of St. Asaph St. and the 32 inch oak tree at the southeast corner of South Pitt St only, in the amount of \$750. Director Rosenbaum seconded the motion. The motion passed unanimously.

BUILDING MANAGER'S REPORT

Mr. Serry provided a list of items repaired and updates regarding the building.

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Miscellaneous

Management thanked Director Keefer for covering the front office while Mr. Serry was on leave.

Management revisited the tabled issue of rules modifications.

Director Rosenbaum moved to table consideration of the pet rules modifications until the next Board Meeting. Director Keane seconded the motion. The motion passed unanimously.

Management went over the red-lined version of the rules modifications.

Director Rosenbaum moved to approve of the red-line changes to the rules policy pertaining to construction guidelines. Director Bowman seconded the motion. The motion passed 4-1 with Director Keefer abstaining.

Unfinished Business

Management advised the Board of sidewalks that are being replaced starting on Green Street.

Management reminder: Inspections for washer and dryer hoses are due as of September 1, 2015.

Management would like the Board to revisit FHA certification. The community is not currently certified, as the Board opted not to renew previously.

New Business

Director Burton advised the Board of a bush that is dying by the loading dock that needs to be sprayed.

A resident advised the Board of a dark spot on the front second level of the building.

EXECUTIVE SESSION

At 7:50 pm a motion was made by Director Rosenbaum to convene into executive session to discuss scheduled hearings and advice of counsel. The motion was seconded by Director Bowman. The motion passed unanimously.

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At 8:36 p.m. the Board reconvened into regular session announcing that three (3) motions were made as follows:

Director Keefer moved to waive the \$50 fee for contractor activity in unit #402. Director Bowman seconded the motion. The motion passed unanimously.

Director Burton moved to waive the \$50 fee for contractor activity in unit #230. Director Keane seconded the motion. The motion passed unanimously.

Director Keefer moved to waive the \$50 fee for contractor activity in unit #334. Director Keane seconded the motion. The motion passed unanimously.

ADJOURNMENT

At 8:38 p.m. Director Rosenbaum moved to adjourn the meeting. It was seconded by Director Keefer. The motion passed unanimously.

Respectfully submitted by,

Amy Petrovitch
Independent Recorder
(Transcribed from digital recorder and meeting notes)