

St. ASAPH SQUARE CONDOMINIUMS

Board of Directors Meeting

May 19, 2015

APPROVED

BOARD MEMBERS PRESENT

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

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 7:01 p.m.

MINUTES

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

PRESIDENTS REPORT

No Report

TREASURE'S REPORT

The financial statement for the period ended April 30, 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 \$1,112,998 and that total assets are \$1,153,246; total liabilities are \$405,568; accrued replacement reserves are \$1,103,021; negative elevator funding was (385,366); and members' equity was \$15,310. Total liabilities and equity were \$1,153,246.

COMMITTEE REPORTS

City of Alexandria Director Rosenbaum reported that Wegmans will be opening in Kingstowne on June 14th. There will also be an Aldi opening off Duke Street in Fox Chase.

St. ASAPH SQUARE CONDOMINIUMS
Board of Directors Meeting
May 19, 2015
APPROVED

Landscaping Director Keane reported that the pool flowers, donated by Nancy Arnesen, are ready to be planted. Director Keane also mentioned that the committee could use additional help.

Newsletter Submissions are due no later than May 23, 2015.

Covenants The committee reported a satellite dish violation.

Decorating Ginny Long presented a report on behalf of the committee. Highlights were as follows:

- The decorating committee has been renamed “Design Committee”.
- The committee endorses Nancy Colbert as interior designer, as read in a formal letter to the Board.
- The committee presented Nancy Colbert’s qualifications that influenced the decision to select her as interior designer.
- The Committee formally recommended the Board approve of their decision to hire Nancy Colbert as interior designer.
- The committee noted that 2 umbrellas were previously purchased for the pool, but that the dark green color has been discontinued. The St. Asaph patio umbrellas will be blue and white stripes.

Director Rosenbaum moved to accept the committee’s recommendation for interior designer and work to be done by Nancy Colbert of Design Partners. The motion was seconded by Director Keefer, with director Keane abstaining. The motion passed unanimously.

Social The social committee reported that there are two (2) new renters. There will be a Memorial Day cookout on Sunday, May 31, 2015.

Pool The pool will open Memorial Day weekend with a new lifeguard on duty.

COMMUNITY FORUM

A resident advised the Board of tall weeds next to the back door on the St. Asaph side.

A resident advised the Board that on May 14th the contractor fumes were extremely strong. There was no notification of work to be done.

Director Keane mentioned bikes being chained to the bike rack when it is full. Director

St. ASAPH SQUARE CONDOMINIUMS
Board of Directors Meeting
May 19, 2015
APPROVED

Bowman advised Management that there needs to be a sign posted “No bikes attached past bike racks”. This will also be included in the round-up notice.

MANAGEMENT REPORT

Management received a proposal from Heart International for trash chute cleaning. The service price is the same as 2014. Management recommends an additional expense of \$125 to hydro-jet the trash room floor drains.

Director Rosenbaum moved to accept the proposal from Heart International for the trash chute cleaning as well as the additional drain cleaning. The motion was seconded by director Keane. The motion passed unanimously.

Management presented the proposals from TKE for elevator servicing that had been tabled for two prior months.

Director Keane moved to accept the TKE proposal for platinum service (same as current contract). The motion was seconded by director Rosenbaum. The motion passed unanimously.

BUILDING MANAGER’S REPORT

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

Unfinished Business

No report

New Business

No report

EXECUTIVE SESSION

At 7:46 pm the Board convened into Executive Session to discuss processes and proceedings.

At 8:10 pm the Board reconvened into regular session announcing that two motions were made and votes were taken to proceed with a non-judicial foreclosure on unit 312 pending additional information to be provided by counsel.

St. ASAPH SQUARE CONDOMINIUMS
Board of Directors Meeting
May 19, 2015
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ADJOURNMENT

At 8:10 pm Director Keane moved to adjourn the meeting. It was seconded by Director Bowman. The motion passed unanimously.

Respectfully submitted by,

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