

St. ASAPH SQUARE CONDOMINIUMS  
Board of Directors Meeting  
January 19, 2016  
FINAL

**BOARD MEMBERS PRESENT**

BEV KEANE	<b>Absent with notice</b>
DEB BOWMAN	Vice President
RALPH ROSENBAUM	Secretary
SHARON KEEFER	Treasurer
JACK BURTON	<b>Absent with notice</b>

**OTHER ATTENDEES**

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

**CALL TO ORDER**

Director Bowman, noting the presence of a Board quorum, called the meeting to order at 7:00 p.m.

**MINUTES**

*Director Rosenbaum motioned to approve the December 15, 2015 meeting minutes as amended. Director Keefer seconded the motion. The motion passed unanimously.*

**PRESIDENTS REPORT**

No Report

**TREASURER'S REPORT**

The financial statement for the period ended December 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 \$1,028,605 and that total assets were \$1,065,095; total liabilities were \$432,819; accrued replacement reserves were \$1,005,998; negative elevator funding was (\$353,085); and members' equity was (\$13,980). Total liabilities and equity were \$1,065,095.

**COMMITTEE REPORTS**

City of Alexandria Director Rosenbaum reported that during the water front excavation project, discoveries worth preservation were found and research for storage facilities are being explored.

Landscaping No Report

St. ASAPH SQUARE CONDOMINIUMS  
Board of Directors Meeting  
January 19, 2016  
FINAL

<u>Newsletter</u>	Ginny Long reported that submissions are due by January 30 <sup>th</sup> for the January/February newsletter.
<u>Covenants</u>	No Report
<u>Design</u>	Renovation updates were given by Deb Bowman and Ginny Long.
<u>Social</u>	The committee reported that the next social gathering (Dinner Night Out) will take place on Friday, January 29 <sup>th</sup> at Kapnos Tavern.
<u>Website</u>	No Report

### COMMUNITY FORUM

There was a discussion on creating a resident directory with input from attendees. The consensus was not favorable.

### MANAGEMENT REPORT

Management re-presented a proposal previously submitted by Mosaic Engineering for an engineering “test” evaluation of the plaza deck. The contractor held their 2015 prices.

***Director Rosenbaum moved to accept the proposal from Mosaic Engineering and Director Keefer seconded the motion. The motion passed unanimously.***

### BUILDING MANAGER’S REPORT

Mr. Serry presented a list of community repairs and updates.

#### Miscellaneous

An email motion, in lieu of a meeting was made by Director Burton and seconded by Director Rosenbaum to deny reimbursement for tires, requested by the unit owner of #207, due to alleged damage from construction debris in the parking garage.

***The motion was read to record.***

An email motion, in lieu of a meeting was made by Director Bowman and seconded by Director Keane to approve the installation of solar window film, as presented by Design Partners at a cost not to exceed \$11,500.00.

St. ASAPH SQUARE CONDOMINIUMS  
Board of Directors Meeting  
January 19, 2016  
FINAL

*The motion was read to record.*

**Unfinished Business**

No unfinished business.

**New Business**

St. Asaph resident, Celeste Johnston will be the new minutes taker.

**EXECUTIVE SESSION**

*At 7:55 pm the Board convened into Executive Session.*

At 8:07 pm the Board reconvened into regular session announcing that no motions were made.

**ADJOURNMENT**

*At 8:08 pm the Board of Directors adjourned the meeting.*

Respectfully submitted by,

---

Amy Petrovitch  
Independent Recorder  
(Transcribed from meeting notes)