

FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
HIGHLIGHTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
SOUTH FAIRLINGTON COMMUNITY CENTER
3308 S. Stafford Street, Arlington, VA 22206
APRIL 20, 2011

- IN ATTENDANCE** John Thurber - President
 Paul Cinquegrane - Treasurer
 Lisa Farbstein - 2nd Vice President / B&G Committee Liaison
 Diane Thurber - Recording Secretary
 Jason Eglin - CMCA, AMS, Community Manager, CMC
- CALL TO ORDER AND QUORUM** Call to order at 6:47 p.m. Quorum established.
- EXECUTIVE SESSION** By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss personnel issues, delinquent accounts, Bylaw violations, and the due process hearing scheduled for this meeting. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:02 p.m. .
- FROM EXECUTIVE SESSION** Per discussion during Executive Session, co-owner waived his right to a hearing, by not responding within seven days to the letter from management notifying him of the due process hearing scheduled for April 20 for non-compliance with the provisions of the Exterior Architectural Criteria. Based on the foregoing, and on earlier communications that transpired between unit owner and management, the Board voted by MOTION duly MADE, SECONDED and CARRIED, pursuant to Section 55-79.80:2 A and B of the Virginia Condominium Act, to enact a penalty against said account in the amount of \$10.00 per day until the violation is corrected.
- APPROVAL OF MINUTES** By UNANIMOUS CONSENT the minutes of the March 16, 2011, meeting were approved as presented.
- APPROVALS SUBSEQUENT TO MEETING** By UNANIMOUS CONSENT the Board voted to re-affirm and enter into the record items approved via e-mail between the time of the last regular Board meeting on March 16, 2011, and this meeting. Those items are as follows:
1. Request for kitchen renovations.
 2. Request to replace front and rear storm doors.
 3. Request for renovations to downstairs bathroom.
 4. Spring planting proposal from Somerset Landscaping Company.
- BUILDINGS AND GROUNDS COMMITTEE** By UNANIMOUS CONSENT, the Board voted to approve the proposal from Hook's Services dated April 4, for the removal of a large oak tree in Court 1.
- POOL** Work to repair the leak under the wading pool is complete. Following repairs, the hole in the deck was patched, and a pressure-test was performed, with positive results. Whitecoating and tile installation followed; the pool was filled, chemicals were added, and Community Pool Service continues to monitor it. Pre-season preparations of the main pool will begin next week, so the County inspection can be scheduled. Pool documents are being prepared for printing.
- TENNIS COURTS** A visual inspection of the tennis courts was conducted with an expert in the field. It was determined that except for some surface cracking (which is to be expected) the courts are in good shape and structurally sound; surface coating will be re-visited again in 2012. In the meantime, an acrylic-based, flexible filler material will be applied to surface cracks. New

nets may be needed. The nets are loosened during the off-season to lessen cable tension on the net posts, and prevent cracking around the bases of the posts.

TOT LOT	Additional mulch will be added to the tot lot. It likely will be necessary to increase the height of the timbers in some areas to accommodate the extra mulch.
COURT 8 SEWER LINER FAILURE	The Board is pursuing warranty coverage
ROOFS	The roof at 3439 S. Stafford Street is scheduled for replacement. The sides of the dormers will be rebuilt using "Azek" materials, to prevent future rotting. This work will be scheduled for spring.
TOWING SIGNS	A-1 is in the process of installing the new signs.
AUDIT	The draft Audit has been received and is being reviewed.
COURT 8 STORM DRAIN VAULT	Mr. Eglin is soliciting an additional bid for this work.
RESOLUTIONS	The updated "Criteria for Installation of Satellite Dishes and Exterior Antennas" and the new "Criteria for the Use of Exterior Storage Containers" have been finalized. These documents will be distributed to the residents by the Court Chairs along with the applications for Recreation Passes.
WASTE REMOVAL	The contract renewal with Capitol Services has been signed. Some courts need more recycling bins, as the bins fill to capacity and materials are left on the ground, possibly causing some residents not to recycle at all.
PARKING LOT CRACK REPAIRS	Bids are being solicited for this work. .
MAINTENANCE ITEMS	<ol style="list-style-type: none">1. The maintenance crew will be conducting a curb, gutter and sidewalk survey.2. A crushed front downspout on S. Stafford Street will be replaced.
LEAD PAINT ABATEMENT TRAINING	Both maintenance personnel are enrolled in a lead-based paint abatement training class, scheduled for next week, which will provide each with a certificate of completion.
NEXT MEETING	The next regular Board meeting will be held on Wednesday, May 18, 2011, at the Fairlington Community Center, 3308 S. Stafford Street, Arlington, Virginia, 22206. Executive Session starts at 6:45 p.m., followed by the regular meeting, beginning with Residents' Forum.
ADJOURNMENT	By UNANIMOUS CONSENT the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary