

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
OCTOBER 19, 2011

IN ATTENDANCE	John Thurber - President David Andrews - 1 st Vice President Lisa Farbstein - 2 nd Vice President / B&G Committee Liaison Paul Cinquegrane - Treasurer Diane Thurber - Recording Secretary Jason Eglin - CMCA, AMS, Community Manager, CMC Ursula Burgess, Esq. - Rees Broome, PC
CALL TO ORDER AND QUORUM	Call to order at 6:45 p.m. Quorum established.
EXECUTIVE SESSION	By UNANIMOUS CONSENT the meeting was moved into Executive Session to discuss a possible legal action. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:40 p.m.
FROM EXECUTIVE SESSION	By MOTION duly MADE, SECONDED and CARRIED by a vote of 4-0, the Board authorized counsel to file the lawsuit, as discussed.
APPROVAL OF MINUTES	By UNANIMOUS CONSENT the Board voted to approve the minutes of the September 21, 2011, meeting, 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 September 21, 2011, and this meeting, as follows: <ol style="list-style-type: none">1. Request for replacement of HVAC system.2. Request for window replacement.3. Proposal for mold remediation in B-building on S. Utah Street.4. Proposal for roof repairs at various locations throughout the property.
ANNUAL MEETING	The date of the Annual Meeting is Wednesday, October 26. An announcement will be sent out on Monday via Homeowner Link. The mail-out has been effected, and all handouts prepared.
TENNIS COURTS	Cracks on the courts will be repaired.
POOL	Closing procedures were completed, the covers were installed, and all four underwater lights were replaced. The pump and motor are being stored in the maintenance shop to keep them warmer over the winter. The proposal for whitecoating will be considered once received.
B&G COMMITTEE	The Committee is currently working on the fall planting, and will present it to the Board for approval when complete.
PAINTING	Fence repairs are underway in advance of painting. The contractor expects to begin work on Tuesday, and will distribute notices in Courts 7, 8, 9 and 10 to that effect.

SEWERS

Camera work on a number of lines is complete. The contractor's preliminary report and copies of the DVDs were sent to Mr. Eglin. Sewer work on S. Utah Street will begin as soon as County permits are secured.

ROOF AND GUTTERS

The roof covering 3460 and 3462 S. Stafford Street will be replaced within the next two to three weeks. A separate proposal is forthcoming to address gutter issues at two residences on S. Stafford Street.

NEXT MEETING

The next regular Board meeting will be held on Wednesday, November 16, 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 7:58 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary