

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
DECEMBER 2, 2015

- IN ATTENDANCE**
- | | |
|----------------------|--|
| John Thurber | - President |
| Mary Ellen Finigan | - 1 st Vice President |
| Lisa Farbstein | - 2 nd Vice President / B&G Liaison |
| Jacqueline Maguire | - Secretary |
| Bill Russell | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Dwayne Frazier | - Portfolio Manager, CMC |
| Robert Gregg Meserve | - 3456 S. Stafford Street, A-2 |
| Steve Dickerson, CIC | - Senior VP, USI Insurance Services, LLC |
- 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 an unapproved installation in the common area of a B-building. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session.
- APPROVAL OF MINUTES**
- By UNANIMOUS CONSENT the minutes of the September 16, 2015, 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 Board meeting on September 16, 2015, and this meeting, as follows
1. Proposal for winterization items for swimming pool.
 2. Pavement Maintenance Proposal for approximately 90 square yards of paving repairs in Courts 7 and 9, and a 2' x 2' patch repair in Court 8.
 3. Proposal for mortar repairs to numerous porches throughout the village.
 4. Numerous proposals for roof, wood and dormer repairs.
 5. Proposal for adjustments to compensation packages for the maintenance crew, as well as holiday bonuses.
 6. Proposal for full roof and dormer replacement at 4215-4223 35th Street, S.
 7. Proposal for concrete repairs at various locations throughout the village. Work to begin no earlier than March 15, 2016, depending on weather and ground conditions.
 8. Engagement Letter to prepare the Association's 2015 and 2016 Audits and federal and state income tax returns.
 9. Two requests for replacement windows
 10. Request for kitchen remodeling.
 11. Snow Removal Agreement the period December 2015 through April 21, 2016.
 12. Proposal for tree replacement in various locations throughout the village.
 13. Proposal for fall planting.
 14. Proposal for front porch brick and sidewalk repairs
 15. Request for bathroom renovations.
 16. Request for patio upgrades.

17. Request for back door replacement.
18. Proposal for tree removal and branch trimming in various locations throughout the village.
19. Proposal for crack repairs to the tennis courts.

RESIDENT ISSUE Resident appeared before the Board to discuss the installation of a sump pump and French drain system.

INSURANCE The annual anniversary date for the Association's property and casualty insurance program is December 31, 2015; the premium increase is 3.8%, consistent with the current marketplace norm. Mr. Dickerson attended the meeting in order to discuss the terms of the policy with the Board and to answer questions regarding coverages.

SECOND EXECUTIVE SESSION By UNANIMOUS CONSENT the meeting was moved back into Executive Session to discuss a legal matter, letters sent to residents, and personnel compensation packages, as well as the sump pump/French drain issue from earlier in the meeting. Following discussion, Mr. Thurber by UNANIMOUS CONSENT the meeting was moved out of Executive Session and back into regular session.

ROOF REPLACEMENT The slates for the full roof replacement are on order and expected within the next two weeks. The tentative start date is December 14. Advance notices will be distributed to the affected residents. A decision has to be made about where to "house" the slate. Additional slates will be left in the bull pen, in the event future repairs are needed. They will match better if they are from the same shipment.

PAINTING The painting cycle is now complete. There were a few issues raised, but they were able to be resolved.

FIRE INVESTIGATION The fires in the community remain an ongoing investigation. There is nothing new to report.

COMCAST Resident reported that a Comcast representative was able to bring an incorrect installation at his unit into compliance within about thirty minutes, including rewiring the interior. Residents should call Comcast and tell them that there is a non-conforming entry that needs to be moved. A list of addresses where problems remain will be sent to the Board so they can determine what further action is required.

RECREATION Suggestion to paint a hopscotch outline on the basketball court.

NEXT MEETING The date of the next regular monthly Board meeting is Wednesday, January 20, 2016, 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 Mr. Thurber made a MOTION that by UNANIMOUS CONSENT the meeting be adjourned at 8:48 p.m. No objection. Motion CARRIED.

Respectfully submitted,

Diane Thurber
Recording Secretary