

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
MARCH 21, 2012

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Lisa Farbstein | - 2 nd Vice President / B&G Committee Liaison |
| Jacqueline Maguire | - Secretary / Pool Committee Liaison |
| Paul Cinquegrane | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Jason Eglin | - CMCA, AMS, Community Manager, CMC |
| Ed Girovasi | - Co-Chair, Recreation Committee |
| John Stack | - Co-Chair, Recreation Committee |
| John Iaconis | - 3479 S. Utah Street |
- 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 delinquencies and legal matters. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 6:55 p.m.
- FROM EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the Board voted to write off an amount as uncollectible due to bankruptcy.
- APPROVAL OF MINUTES**
- By MOTION duly MADE, SECONDED and CARRIED by a vote of 3-0-2 (Farbstein and Maguire), the minutes of the February 15, 2012, 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 February 15, 2012, and this meeting.
1. Request to construct a “cased opening” between living room and dining room.
 2. Request for window replacement.
 3. Proposal from Katchmark for roof repairs on S. Stafford Street.
 4. Proposal from Hook’s Services for hemlock removal on S. 35th Street.
 5. Request to install wrought iron porch handrail.
 6. Addendum to Trash Removal and Recycling Agreement for the period May 1, 2011, through April 30, 2016.
 7. Proposal for Roof Consulting Services for four buildings on S. Stafford and S. 35th Streets.
 8. Proposal for Phase II (electrical) of kitchen renovation project.
 9. Pool Whitecoat Proposal.
 10. Notice of resident’s intent to proceed with previously-approved renovation project, the caveats of approval having been fulfilled.
- POOL COMMITTEE**
- Board and Pool Committee members have met to discuss the roles and responsibilities of both the Committee and the pool management company, as well as lifeguard duties and social activities. The maintenance crew is working on such items as painting the benches, plumbing, power washing walls and floors, and things needing attention in the guardroom, such as painting the lockers. A work party for Committee

members also will be scheduled prior to pool opening. The underwater lights were replaced last season; all were checked and found to be operational. Whitecoating of the main pool is underway. The pool was drained, loose material removed, a black base coat was applied and allowed to cure, and the final plastering was done today; all tiles were able to be saved. The pool is now being filled to the capstones, and will be brushed four times a day for one to two weeks to maintain a smooth texture; any loose material will float and will be removed by the filters, which in turn will be monitored and cleaned as necessary. It has been determined that the existing pool furniture is unusable, and there is an effort underway to replace all of it. The furniture is approximately fifteen years old; we have been able to extend its life with strap replacements. Henceforth, when we winterize the pool, the furniture will be wrapped to protect it further. The freestanding pool basketball hoop also needs to be replaced.

RECREATION COMMITTEE An RFP for court repairs was prepared and sent to five companies, four of which responded. The Committee's recommendation is Bishop's Tennis, Inc., who recently completed reconstruction of the Glen's courts. The Meadows completed structural repair of the courts in 1986, and resurfacing was done in 2006. The courts will receive the two-tone green-and-blue color scheme used at the U.S. Open, which is easier on players' eyes. Nets and caddies also will be replaced

SEWERS The Board received a proposal for sewer work, which includes removal and replacement of 12 "T" connections, where the main line and the clean-out intersect. The work will take place over the course of the next few years. The remaining "T" connections will receive a periodic review. The contract is all-inclusive with the exception of grounds restoration.

PARKING LOTS The Board received proposals from three contractors for parking lot repairs. Since the proposals are so disparate the contractors will be asked to perform another walk-around and provide revised numbers so an "apples-to-apples" comparison can be made. Seal coating will not be done, as it is costly and serves no purpose other than aesthetics; striping must be done, and is part of the proposal. This work can be performed at any time; advance notice will be given to residents to move their cars from the lots.

ROOFS Our engineering consultant was on the property last Friday to inspect the top worst roofs in the Reserve Study assessment. Their report will provide the Board with a priority list for roof replacements, going into the next few years.

RESIDENT ISSUE Resident discussed with the Board water infiltration into his unit through the foundation. The Board's position continues to be that it is bound by the terms of the Master Deed, which state that the vertical boundaries of the individual units include "The plane of the outer surface of the exterior walls which do not separate a Family Unit from other Family Units" and, therefore, this is an issue that is the responsibility of the individual homeowner.

NEXT MEETING The next regular Board meeting will be held on Wednesday, April 18, 2012, 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 8:15 p.m.

Respectfully submitted,
Diane Thurber, Recording Secretary