

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
MAY 23, 2012

- IN ATTENDANCE**
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| John Thurber | - President |
| David Andrews | - 1 st Vice President |
| Paul Cinquegrane | - Treasurer |
| Diane Thurber | - Recording Secretary |
| Christa M. Brady | - CMCA, AMS, PCAM, Condominium Division Director, CMC |
| Glenn O'Brien | - Portfolio Manager, CMC |
| Chuck Edwards | - Co-Chair, B&G Committee |
| Judi Garth | - Co-Chair, B&G Committee |
- 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 and personnel issues. Following discussion, by UNANIMOUS CONSENT the meeting was moved out of Executive Session and into regular session at 7:06 p.m.
- FROM EXECUTIVE SESSION**
- By UNANIMOUS CONSENT the Board voted to write off the amounts owed on three separate accounts, totaling fourteen cents.
- APPROVAL OF MINUTES**
- By UNANIMOUS CONSENT the minutes of the March 21, 2012, meeting were approved as presented.
- APPROVALS SUBSEQUENT TO MEETING**
- By UNANIMOUS CONSENT the Board re-affirmed and entered into the record items approved via e-mail between the time of the last regular Board meeting on March 21, 2012, and this meeting, as follows:
1. Request for kitchen countertop installation.
 2. Request for installation of a metal porch handrail.
 3. Request for kitchen renovations.
 4. Contract for wall and tile repairs in the men's room shower stall at the swimming pool bathhouse, necessitated by inside-the-wall pipe repair.
 5. Proposal for gutter repairs and replacement on S. 35th Street.
 6. Proposal for pool opening supplies, including a new "Splash 'N Slam Basketball Game."
 7. Proposal for renovation work on the tennis courts.
 8. Request for water infiltration remediation work on S. Stafford Street.
- FINANCIAL**
- There is a CD maturing soon, which will be rolled over for the best available interest rate. Mr. Thurber will begin working on the 2013 Budget soon.
- B&G COMMITTEE**
- The Committee has amended the spring planting proposal and will forward a revised copy to the Board for approval. The fall planting proposal will be submitted for consideration at a later date, and will include recommendations for lawn repairs and possibly a plan to get grass to grow in the sidewalk median strips. By UNANIMOUS CONSENT the Board voted to approve a proposal to remove deadwood from trees in Court 3 and adjacent to Court 6. Additional tree work is anticipated for the fall, including the removal of a large pine in Court 6.

Mr. Edwards will forward to the Board a list of B&G-related items that are in need of completion. Front porch brick steps also should be inspected to determine if repointing is needed. The back door of a unit on S. Utah Street is not in compliance with the Exterior Architectural Guidelines, as it is fabricated of metal.

POOL The new furniture has not arrived yet; the umbrellas were delivered this week and will be inspected on Friday during the final pre-opening set-up. The pool enclosure clean-up is going well. Shelves have been built to house items such as the propane tanks and chemical dispensers, eliminating clutter in the entrance area. Also, the pool cover storage box and lockers in the guard room were painted, the guard room window and door were replaced and wood repairs were made, the rusty shelving inside the guard room was removed and a new shelving unit was built, the small shelves in the restrooms were replaced, and the walls and floors were power-washed. Once the new furniture is in place, the old furniture will be brought to a center in Fredericksburg for recycling.

PARKING LOTS CMC's engineer continues to work with two contractors, in order to get them to fine-tune their proposals. A reasonable estimate of when the parking lot work will take place is now July.

TENNIS COURTS Resurfacing is scheduled to begin June 11. Prep work is the Association's responsibility, and includes removing debris from the interior perimeter of the courts and applying Round-Up to surface cracks and around the edges. The work will be completed just prior to the 11th to eliminate having to re-do it.

ROOFS The Board received a report on the three roofs identified as being most problematic, and an engineering report bears out those findings. A formal proposal for roof work will be presented to the Board at its next meeting, and will include one major repair and one replacement.

NEXT MEETING The next regular Board meeting will be held on Wednesday, June 20, 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 7:50 p.m.

Respectfully submitted,

Diane Thurber
Recording Secretary