

Board of Directors Meeting
April 16, 2013

Call to order at 7:05.

Present: N. Gilkis, T. Girolamo, T. Teglassy, J. Silverman, A. Zhurauliova at 7:40
Nine homeowners
Capt. B.E. Shultz, Office of the fire marshall, Baltimore County

Motion to approve minutes from March meeting – approved unanimously.

Capt. Shultz explained to the community the rules governing his mandates for our buildings. He explained that we are being made to comply with standards in place at the time of our buildings' construction. We do not qualify for any exemptions from these regulations. In a question and answer session with residents, he explained the fine procedure for lack of compliance. Questions arose concerning removal of the towers which enclose our secondary staircases and possibilities of eliminating the need for treating them with fire-retardant materials. These possibilities are being explored.

Treasurer's report: Total of all accounts as of 4/30/2013 - \$455,520.80

Motion to approve fire door contract for common areas – passed – 4 in favor, NG against.

Exterior lighting work will be completed by 4/16.

The Board tabled discussion of Falcon Group proposal for alternative solution to fire door issues.

Pool repairs:

Shannon advises that failure to comply and correct issues in DRD's inspection could result in injury and liability. Three bids were examined for these repairs.

Motion to accept DRD's proposal with the provision that the warranty period be increased to three years – passed unanimously.

Motion to ask NAC to adjust billing for unit owner responsibility door repair damaged by police activity – passed – 3 in favor, 2 against (TG, JS).

Informal discussion of possible methods of proceeding with unit owner's complaint and possible lawsuit over unsatisfactory repairs made during management company transition. JS will speak with community lawyer to discuss.

Meeting adjourned at 9:00