

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
MARCH 7, 2017**

BOARD MEMBERS PRESENT:

Darryl Anderson, President
Paula Reed, Secretary
Annette Keizer, Treasurer
Hazel Anderson, Director

Joyce White, Director

OTHER ATTENDEES:

Asharelah Watford, CVI – Community Manager

BOARD MEMBERS ABSENT:

Michelle Stevenson, Director
Renee Washington, Vice President

RESIDENTS PRESENT:

Robert Thomas 10200-108
Jeanne Wall 10214-102
Gloria Roundtree 10228-104
Bernard Lane 10232-T3
Margaret Lindsey 10240-101

Cliff Gaskins 10222-102
Elizabeth Johnson 10234-203
Mark Sims 10218-T4

STATEMENT OF EXECUTIVE SESSION:

On February 7, 2017, at the Pines One Office, the Board of Directors made a motion to open Executive Session at 8:10 pm. All were in favor. The purpose of the Executive Session is to discuss delinquency matters.

REGULAR MEETING

CALL TO ORDER

Darryl Anderson called the Regular Board Meeting to order at 7:02 pm.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

GUEST SPEAKERS:

Chris Rhoades with Maryland Security Professionals (MSP) conducted a presentation on security cameras which included Q&A from the floor, maintenance, cost information, etc. He discussed the benefits of cameras and MSP's connection with the local police department. He advised they work closely with the offices at District 2. In addition, he presented the Board and owner present with visuals for the camera system.

Kim Hartman with Security Surveillance conducted a presentation on security cameras which included Q&A from the floor, maintenance, cost information, etc. In addition, He presented the Board and owners present with visuals for the camera system.

After the presenters were dismissed. The Board and Homeowners discussed the validity of cameras in the community and whether to lease or purchase the cameras.

A motion was made by Hazel Anderson to accept the proposal of Maryland Security Professionals (MSP) to install the cameras on the community in the amount of \$32,000.00. The motion was seconded by Annette Keizer and passed 5/0.

OPEN COMMENTS:

Paula Reed 10222-201 raised concerns of landscaping rocks being thrown into the pool and requested the rocks either be removed or covered with some sort of screen material to prevent kids from accessing the rocks. Robert Thomas 10200-108 raised concern of short notices about water shut-off and requested more lead time to owners. He also requested the pine tree in front of same building pruned.

Jeanine Wall 10214-102 raised concerns of the sloppy workmanship of the concrete contractors sent by Washington Gas; i.e., foot tracks in concrete and cement remaining on red bricks. She requested that CVI oversee all work done at the Pines One. Asharelah informed that CVI is providing this service and also takes pictures. She added however she had no control over the contractor Washington Gas used and advised they did not inform her in advance of when they would be on the property and does not communicate with her unless it is a reaction to her reaching out to them. She pointed out she believed they are not cooperating because she filed a complaint against them with the Public Service Utility Commission. Asharelah requested owners write to her with concerns over Washington Gas to strengthen her complaint about them and she intends to get the help of county officials Derrick Davis and Senator JoAnn Benson.

Joyce White, 10200-307, raised concerns regarding short notices about water shut-off and requested more lead time to owners. She also requested the pine tree in front of same building pruned. Joyce inquired about the schedule of the building cleaners. She asked that the new company establish a schedule and stick to it, so owners are aware of when their buildings would be cleaned. New company to start April 1, 2017. Asharelah will follow-up.

APPROVAL OF MINUTES:

Joyce White made a motion to accept the minutes from February 7, 2017, Regular Session and Executive Session. The motion was seconded by Hazel Anderson and passed 5/0.

REGULAR SESSION:

ACTION 1. An open meeting is scheduled with the owners to discuss the proposed 2017/2018 budget. The Board needs to approve the budget at the close of the meeting. Coupons, the budget summary, and forms for direct debit will be mailed to all owners in April. The new budget will take effect May 1, 2017.

Concern was raised that owners are not getting full budget even after several emails to CVI representative of the Pines One. Asharelah requested that she be copied on emails to CVI.

Hazel Anderson made a motion to accept the proposed 2017/2018 budget. The motion was seconded by Annette Keizer and passed 5/0.

DISCUSSION 2. Homeowner request to replace mailboxes in her building as her mailbox has been repaired several times and continues to prevent her from obtaining the mail from her mailbox.

The Board discussed options regarding replacing mailboxes and mailboxes that were replaced in the past. At this time the Board does not see a need to replace the mailboxes. The Board advised for the owner to purchase a new lock for her mailbox as that is owner's responsibility.

TREASURER'S REPORT:

Treasurer's report was available for residents who were present at this meeting.

BUILDING REP REPORT:

NONE

COMMITTEE REPORTS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE


OPEN COMMENTS FROM THE FLOOR:

Mr. Robert Thomas, 10200-108, reported people smoking marijuana in the main entrance of his building and hanging out. He says there are single ladies on that floor that he fears for their safety. He made a proposal to have security key entry doors on buildings. Asharelah will follow-up.

ADJOURNMENT:

Paula Reed made a motion to adjourn the meeting at 9:06 pm. The motion was seconded by Annette Keizer and passed 5/0.

Approved:


Signed _____ Date _____