

**MINUTES OF THE
2012 ANNUAL MEETING OF
GRAY'S POINTE CONDOMINIUM**

Fairfax Church of Christ
Fairfax, Virginia

November 5, 2012

<u>Board Members Present:</u>	Eneyda Bezares	President/Treasurer
	Holly Purcell	Vice-President
	Barbara Cohen	Secretary
	Tamara Butler	Member at Large

<u>Board Members Absent:</u>	Jim Mullins	Member at Large
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Others Present: Pam Ward, TWC Management and Tammi Butler, Recording Secretary, Minute-By-Minute

I. CALL TO ORDER /VERIFICATION OF QUORUM/INTRODUCTIONS:

Ms. Ward announced that a quorum of unit owners was not met because 52 owners were not represented either in person or by proxy. There were 28 members represented including the 12 members present. Ms. Bezares called the 2012 Annual Meeting to order at 6:05 p.m. This was a discussion only meeting.

II. REVIEW OF THE 2011 ANNUAL MEETING MINUTES:

The Board reviewed the 2012 Annual Meeting Minutes. Due to not having reached a quorum, the meeting minutes could not be approved.

III. REPORTS OF OFFICERS:

President's Report:

Ms. Bezares reported that the roofing project was completed. In addition, the 59 trees impacted by Imprelis have been removed. Ms. Bezares reported that the Board decided to delay the planting until spring.

IV. FINANCIAL REPORT:

Ms. Ward stated that the Association was in good financial standing with just a few delinquencies. Ms. Ward reported that she is working with the homeowners. She further stated there is \$669,000 in cash assets. Ms. Ward stated they will replace all of the aluminum siding with vinyl siding along with painting the trim and doors. The project will start once the contractor has been selected. Ms. Bezares explained the benefits of installing the siding to include mold resistance, insulation behind the siding, and reduction in cost for the electric bill. Ms. Bezares reported that once the siding has been replaced the Board would discuss replacing the lighting again. The landscaping will be addressed once the project for the siding has been completed. Ms. Ward provided an update about the DuPont settlement. Ms. Ward explained that once she receives the settlement she will have the Association's Legal Counsel review it before approving it.

V. COMMITTEE REPORTS:

Pool: Ms. Bezares reported that the pool season went very well. Ms. Ward stated that the contract with Atlantic Pool was renewed. The Board discussed extending the pool hours next year but with the pool remaining closed on Tuesday and Wednesday.

Finance & Budget: Ms. Ward provided a summary of the report. Ms. Bezares explained that in order for the projects to be completed, homeowner fees may need to be increased by \$10.00.

Landscaping & Trees: Ms. Ward explained that landscaping would not be done until the siding project is completed.

Website: Ms. Bezares stated the website is up and running.

VI. ELECTION OF BOARD OF DIRECTORS:

Ms. Bezares announced that two positions were available on the Board as Tamara Butler's and Barbara Cohen's terms were expiring. Ms. Butler and Ms. Cohen stated that they were interested in running again. Since there was no quorum, there could be no election, but Ms. Butler and Ms. Cohen agreed to continue serving on the Board.

VII. COMMUNITY ISSUES:

A homeowner inquired about an incident regarding an individual who drove his car behind the condominiums. There was property damage from the incident. Ms. Bezares reported that the individual was not caught by the police and the damage was minimal.

A homeowner inquired about how they could insulate the siding, Ms. Ward explained a product called Tyvek would be used. This would help with wind resistance. He also inquired about what will happen to the aluminum that is removed. Ms. Ward explained that the contractor will be recycling the product. The homeowner asked if there was an overseer of the projects. Ms. Bezares explained that there is someone who oversees the projects and that the contractors are held accountable if the specifications are not met.

A homeowner had a concern about the recycling bins being full. Ms. Ward stated that she would look into having the recycling picked up twice a week. In addition, Ms. Ward will have labels on the recycling bins replaced.

A homeowner, Scott Pio, had a concern about the foyer light in his building staying on 24 hours a day. Ms. Ward explained that the photo cell needs to be replaced. Mr. Pio inquired about the age range of the residents in the community and if installing a playground had been considered. Ms. Ward informed the homeowner that there is limited space in the community for having a playground. Mr. Pio asked about having community events. Mr. Pio offered to help with posting information on the website about community events.

VIII. GENERAL DISCUSSION

Raffle: All of the homeowners in attendance put their names in the drawing for the free month's fee. Ms. Ward announced that Liz Early was the winner.

IX. ADJOURNMENT:

There being no further business to discuss, the Board agreed **BY CONSENSUS** to adjourn the 2012 Annual Meeting at 7:00 p.m.

Respectfully submitted,

Tammi Butler, Recording Secretary