

Gray's Pointe Condominium Association
C/o TWC Association Management
397 Herndon Parkway, Suite 100
Herndon, VA 20170
Board of Directors Meeting
Wednesday, May 16, 2018

BOARD MEMBERS PRESENT

Eneyda Bezares	President
Holly Purcell	Vice-President
Jim Mullins	Treasurer
Loraine Dragavon	Member at Large

BOARD MEMBERS ABSENT

None

MANAGEMENT ATTENDEES

Pam Ward	TWC Association Management
Tammi Butler	Recording Secretary, Notable Minutes, Inc.

HOMEOWNERS PRESENT

None

I. CALL TO ORDER - VERIFICATION OF A QUORUM

The General Session of the Board of Directors meeting was called to order at 6:25 p.m.

II. REVIEW OF MINUTES

MOTION: Ms. Bezares moved, Ms. Dragavon seconded, to accept the minutes from March 6, 2018 Board meeting as presented. The motion passed unanimously (4-0-0).

III. FINANCIAL REPORTS

The Board reviewed the March and April financial reports. Management explained that the new LED light fixtures were integrated fixtures. This means that if a bulb goes out, the entire fixture will need to be replaced. Ms. Bezares informed Management that a chandelier light bulb was out in the foyer of her building.

MOTION: Ms. Bezares moved, Ms. Dragavon seconded, to accept the financial report for March and April 2018. The motion passed unanimously (4-0-0).

IV. ACTION ITEMS

- A. Landscaping – Entrance Sign – Management will check to make sure the front entrance lights are working properly.

- B. Front Door Replacement – The Board reviewed the proposal from HB Services for \$70,192.65. Management reached out to Cutting Edge for a proposal but never received one. The Board had a discussion about the type of door to install. There was a discussion about purchasing factory finished doors. The Board wants to maintain the same door colors. The Board agreed to levers for the door handles. The Board agreed to use dark bronze for the door hinges, latches, and closures. The proposal includes a limited lifetime transferable warranty. Management will confirm with the contractor all of the items discussed and request to have the contract rewritten.

MOTION: Ms. Bezares moved, Ms. Dragavon seconded, to accept the contract for foyer and pool door replacement at a cost not to exceed \$85,000. The motion passed unanimously (4-0-0).

- C. Trash Issues @12900 – Management stated that the trash company, ESI, was recently acquired by Waste Management. Management explained that the contract was assumed by the new company. Management has been in contact with the new account manager and he has addressed her concerns.
- D. Pool Upgrades for 2018 – Ms. Bezares recommended changing the lighting on the pool fence to LED when the fence is replaced next year. The Board discussed replacing the fence with PVC vinyl.
- E. Website – Ms. Bezares will contact Mike Lowe about the website.

V. CORRESPONDENCE

The Board discussed correspondence during Executive Session.

VI. OLD AND NEW BUSINESS

Ms. Dragavon had a concern about the drain by her porch causing soil to wash across the sidewalk. Mr. Mullins stated that there were drainage issues from the downspout to the left of his building. Mr. Mullins had a concern about erosion near the storm drain behind his building. Management will look into the issue.

The Board had a discussion about removing the pavers and installing AstroTurf. Management stated that AstroTurf can be costly, but it looks nice and is dog friendly. Management will get a quote.

VII. NEWSLETTER ITEMS

There was no report.

VIII. MEMBER'S TIME

There were no members present.

IX. TIME & PLACE OF NEXT MEETING

The next Board meeting is scheduled for Wednesday, July 18, 2018.

X. ADJOURNMENT

*MOTION: Ms. Bezares moved, Ms. Purcell seconded, to adjourn the meeting at 7:29 p.m.
The motion passed unanimously (4-0-0).*