

**MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS
OF MAJESTIC CONDOMINIUM ASSOCIATION
HELD AUGUST 16, 2006**

Pursuant to written notice to each of the members of the Board of Directors (the "Board"), a Meeting of the Board of Directors of Majestic Condominium Association, (the "Corporation"), a District of Columbia corporation, was held at Washington, DC, on August 15, 2006, at 8:00 PM.

The following persons were present throughout the meeting:

- Ken Davidson
- Anand Trivedi
- Michael O'Neill
- Brian Wrenn (via teleconference)

being all of the members of the Board of Directors.

Ken Davidson, President of the Corporation, presided as Chairman of the meeting, and designated Anand Trivedi to act as Secretary of the meeting.

The Chairman called the meeting to order.

I. Approval of Minutes

The minutes of the Meeting of the Corporation held at Washington, DC, on April 25, 2006, at 7:30 PM were approved, signed by Trivedi the Secretary of the Board, and inserted into the minute book of the Corporation.

II. Board Vacancy

We have been actively searching for volunteers/nominees to fill the spot vacated by Kelby Johnson. Mr. Johnson has moved out of the community and is no longer a board member. We will make another via a message to the community list to solicit volunteers. We will also approach potential candidates to gauge interest.

- **AI:** Davidson to send out a message
- **AI:** Everyone to solicit qualified neighbors

III. Treasury Report

Discussion on various treasury related matters followed.

The paperwork to remove Johnson from the accounts at Chevy Chase is ready for processing and shall be done soon.

The legacy account has been stagnant for several months and is ready to be closed.

Addresses for all/most bills are now set to Chatel's address. There may be one that is still incorrect but will soon be corrected.

O'Neill has requested a PIN from Chevy Chase so that he can monitor the account via the series of tubes, a.k.a. the Internet. (It's not a dump truck.)

The current balances of both the IB and non-IB accounts were revealed. The IB account has roughly \$20,000 and the non-IB account is at approximately \$29,500. There is an outstanding issue with a \$6,600 charge posted on 7/26/06. We do not, currently, know who this was made to and for what purpose.

Chatel has requested materials in order to perform the audit. We have concluded that we are uncomfortable with presenting them with originals and therefore will need to do a lot of copying.

Also discussed was the status of delinquencies of condo dues.

- **AI:** O'Neill shall follow up with Chatel regarding all matters related to the Treasury, including audit materials, address correction, removal of Johnson from account, and closure of legacy account.

IV. Ratification of Budget

Davidson made a motion to ratify the budget as presented on June 28, 2006 to the Association. Said budget can be found on the community Internet listserv <http://finance.groups.yahoo.com/group/majestic-condo/files/>.

Trivedi seconds motion. By a unanimous vote of the four members of the board, the budget was ratified.

V. Pest Control

We would like to know the status of the pest control evaluation. Also we would like to request copies of the contract and invoice with the pest control company for our records.

- **AI:** Wrenn to request this information from Chatel

VI. Splaine Payments

We would like to know what services are provided for the monthly payment to the security company, Splaine.

- **AI:** Wrenn to request this information from Chatel

VII. Investment/Owner Occupied

We would like to request that Chatel pursue retaining copies of all leases currently in service in the building. To the best of our knowledge there are currently seven to eight properties that are not owner-occupied.

Also, for point of information, we would like to know what are the restrictions on this ratio imposed by Fannie Mae.

- **AI:** Wrenn to request this information from Chatel

VIII. Cleaning Company

Based on complaint from the community, the performance of the cleaning company needs to be evaluated. A copy of the contract has been received from Chatel. We will review this contract and review the actual performance and evaluate what needs to be addressed with the cleaners.

Some known issues already exist. Some of these are improper cleaning of the air vents and the stairwells. Also, there is an issue with the stale smell and moisture emanating from the mop rooms. The main mop room issue may be due to improper ventilation of the wet mops. The others may be due to stagnant water sitting in the pipes in the drainage system.

- **AI:** Trivedi to send out a copy of the contract
- **AI:** Everyone to review and cross check against actual performance

IX. SMOOT/ The Verona

Davidson has been in contact with SMOOT regarding some of the fixes needed due to their work. The concrete along the west side still has not been addressed, but should be soon. Also needing addressing are issues with the front lights and the lawn on that side of the building. Also, we need to work out a resolution to the many gate issues that we have been having. Currently, no solution is in sight. Davidson will also continue to work with SMOOT to resolve these issues.

Also of note, the street in front of the building has yet again been torn up for work on their site. This is starting to become a major issue and may require escalation to the office of Councilmember Graham.

X. Elevators

The elevators are currently in working order. There is an invoice for \$200 that the board would like clarified by Chatel. Also, Davidson had learned from the technician that there had been standing water at the bottom of the shaft. We do have a sump pump that was also reportedly in non-working order. To the best of the Board's knowledge both the water and sump pump issues have been resolved.

The outstanding issue regarding the noise created by the operation of the elevator was also addressed. The elevator company has verified that there is nothing wrong with the wiring on their end and have concluded that there is not enough amperage reaching the system. A temporary suggestion presented by the technician would be to fill the area with some sort of egg foam to dampen the noise.

We also still do not have the original certificate for the elevators. It has been determined that a copy is sufficient but we would like to have it for our records. Also, the certificate is set to expire 11/2006.

The technician has also requested a key to the building. He has expressed that it would make it easier to service the elevator if he had one. The board has decided that we are willing to provide the key with some conditions. We would need to know policies regarding his absence or departure from the company.

- **AI:** Wrenn to contact Chatel regarding invoice and certificate

XI. HVAC Unit for Building

The technician came to service our building's main HVAC unit. According to the technician the unit is in working order, however there are three services

that would eventually need to get done.

We need to get information from Chatel regarding these items. What were they and how important are they? What would the costs be? When would we need to do these items?

- **AI:** Wrenn to contact Chatel regarding these items

XII. DirecTV

Trivedi has called the MDU Site Survey line last Monday (7 August). They said a local rep would be contacting me within 2-5 business days. Trivedi called again on Monday after what he thought was 5 business days and they said they have no record of whether they've contacted us or not. They also said that Monday was technically the 5th business day so they may call that day. They had not.

- **AI:** Trivedi to continue to pursue effort

XIII. Management

There has been some complaint into the performance of the management company. Despite recent reasonable responsiveness, there still seem to be some communication problems.

Sergio has been responsive when he is asked to do things after we follow up with him. Now, granted sometimes this is not his fault, but rather the unresponsiveness of third party contractors. However, there are still many examples of what we perceive to be poor performance on Chatel's part.

Too many requests are being missed. It should not be our responsibility to follow up to make sure requests are being fulfilled.

Recently, due to the absence of Wrenn, certain things have been flowing from other board members to Chatel, i.e. not from the designated liaison. However, we have received confirmation, that this is not a major issue and can continue.

The basic complaint from the community is that it is unclear what services Chatel provides that warrants \$1,800 a month.

Also, of concern was the responsiveness in cases of emergencies.

Moving forward, Davidson will begin by drafting a letter. We will provide him with assistance: examples and other input. Whether this letter gets sent formally, via email, or is the basis of a phone call shall be decided later, but we

need to begin to organize our thoughts as constructive criticism.

- **AI:** Davidson to begin collecting thoughts.
- **AI:** Everyone to provide Davidson with examples, anecdotes, etc.

XIV. Adjournment

There being no further business to come before the meeting, the meeting was, on motion duly made and seconded, adjourned.

Anand Trivedi, Secretary of the Corporation