

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS  
OF MAJESTIC CONDOMINIUM ASSOCIATION  
HELD NOVEMBER 07, 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 November 07, 2006, at 7:30 PM.

The following persons were present throughout the meeting:

- Ken Davidson
- Anand Trivedi
- Michael O'Neill
- Brian Wrenn

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. Security**

Inner doors are being left ajar. O'Neill has posted notes at both doors.

### **III. Storage**

We began with a discussion of storage ideas. Original quote was deemed to expensive. We will pursue alternatives as well as new quotes if possible.

Issues involved include

- 1) Does every unit get a storage spot?
- 2) If not, is that within the scope of the bylaws?
- 3) Can the bylaws be amended to accommodate?
- 4) How many spaces can be created?
- 5) Would we be willing to assess a special assessment?

### **IV. Treasury Issues**

Discussion on various treasury related matters followed. Current funds total close to \$50,000. Sergio has requested documents for the audit. However it is our understanding that he has them. Meeting minutes can be found at <http://www.wrenn.com/majestic>.

### **V. Safety Hazard**

Verona Park patio for basement unit closest to Majestic is unprotected and could result in injury should someone fall.

### **VI. Windows Bars**

The bars on unit 101 were not in violation of code and owner's decision to remove the bars is fine, but they shall not be reimbursed for the expense. Davidson will notify owner about decision.

However, the locks on the basement units do not comply with code. Management should research replacing the bars. In the meantime, unit owners should be asked if they possess keys for the padlocks.

### **VII. Elevator**

Business license needs to be filled and elevator needs to be inspected. Trivedi will verify that Sergio has completed all the steps to get this done.

The sound proofing estimate was reviewed. There were some key issues

that needed to be ironed out, such as soundproofing the electrical conduit that leads to the elevator room and potential permits. Davidson to iron out details and report.

## **VIII. Bar support over Gates**

The bars originally placed to keep the gates from sticking are falling apart. Instead of hassling over the service, we will absorb cost.

## **IX. Management**

We're coming up on the time to decide whether to renew our contract with Chatel. We have been extremely dissatisfied with service to date. Nothing is getting done and we are working more now than we were before they were involved.

A proposal for onsite manager was presented by Glenn Bly.

## **X. Adjournment**

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

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Anand Trivedi, Secretary of the Corporation