

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS  
OF MAJESTIC CONDOMINIUM ASSOCIATION  
HELD DECEMBER 05, 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 December 05, 2006, at 8:00 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 November 07, 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. Termites**

Sergio said he called Terminix to schedule service, but I haven't heard about when this is supposed to happen. (side note re: termites - Kelby did some extensive research into this at the time and determined that they were indeed termites. Swarms to be exact. I believe we had this confirmed. I suppose it

wouldn't hurt to have this confirmed, but they appear to be emerging from the wood around the window sills...I'd be surprised if they came from the elevator shaft.)

### **III. Storage**

Still needs further discussion

### **IV. Elevator**

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.

Elevator issues continue to plague building.

### **V. Exhaust Fan and Duct Service**

McCarthy has been called and several issues arose. First, some of the exhaust fans need servicing. Second, the source of the noise on the fourth floor is still a mystery.

### **VI. Taxes**

Still no word on whether Sergio has got the box O'Neill sent with paperwork last spring. Sergio says he has only the ones left for him in September.

### **VII. 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.

By a vote of three (O'Neill, Davidson, Trivedi) to one (Wrenn) the board has decided not to renew the contract with Chatel. A notice will be drafted and circulated for approval over the next week.

### **VIII. 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