

Majestic Condominium
Board of Directors
Minutes of the January 25, 2011 meeting

Meeting was called to order – 8:04PM (Open Session)

Members Present: Kerri Stelcen (President), Brian Wrenn (Vice President), Joe Carroll (Treasurer), Tony Hawkins (Secretary), and Flagg Youngblood (Member At-Large)

The purpose of this meeting was to review the agenda of the annual meeting scheduled for January 27, 2011.

1. Annual Meeting Agenda
 - a. Developer settlement (K. Stelcen). The history of the settlement and confirmation of receipt of the payment will be shared.
 - b. Delinquent fees (K. Stelcen). All unit owners are current in their payment of fees.
 - c. 2011 Budget (J. Carroll). There will be a presentation of the overall condition of the budget and the need to increase fees.
 - d. Washington Gas (F. Youngblood). Status report on the broken gas pipe and the role of Pepco in the repair operation.
 - e. Building Improvements (F. Youngblood). Share the plan to use \$45,000 from the settlement on building improvements to be used as follows: \$25,000 for painting, priming and water-proofing the exterior; \$5,700 to have floors rescreened; \$1,000 to purchase scrap-off mats at the building's entrance; \$10,000 for landscaping and the balance for lobby enhancements. The Directors approved a motion to authorize Flagg to seek bids on the exterior painting.
 - f. Updating contact information/Communication (B. Wrenn). The group list needs to be updated to ensure accuracy of building ownership and improved communication.
2. New Business
 - a. Snow removal. The Directors discussed concerns over the recent snow events, the costs to clear the property and the service provided under our current snow removal contract. We will explore the possibility of changing vendors.
 - b. Floor covering in units. During the recent window removal process it was noted that several units did not have the amount of floor cover required by the Association's by-laws. (Rugs and padding shall be maintained on 75% of all floor surfaces in each room.) Floor covering checks may be conducted and fees assessed if necessary.

Meeting was adjourned – 8:59PM

The Condominium Association Annual Meeting will be Thursday, January 27, 2011

Next meeting of the Board of Directors will be February 3, 2011.

Minutes submitted by
Tony D. Hawkins, Majestic Board Secretary