

ENVIRON HOA
BOARD OF DIRECTORS MEETING
NOVEMBER 15, 2004
MINUTES

Board members in Attendance:

Michael D'Andrea

Jill Abraham

Ken Hickey

Linda Marlow

Shireen Ambush, PCAM

Property Manager, Abaris Realty, Inc.

David Gardner, Legal Counsel for Environ HOA

Boyd Church, Montgomery County Department
of Environmental Protection & Stormwater Management
9 homeowners

The meeting was called to order at 7:00 p.m.

The Board introduced and welcomed Boyd Church from the County DEP who was invited to attend the meeting to discuss issues with the storm water management pond within Environ HOA. Mr. Church gave a brief history of how storm water management ponds evolved in the County over the years and what role the County plays in the maintenance and upkeep of the facility. The Board specifically asked Mr. Church if the County would assist the community by requiring all surrounding commercial sites which contribute storm water to the Environ pond to install grate coverings over the storm drain parking lot inlets to help cut down on the amount of trash & debris that lands at the pond area. The Board also inquired if the County would help fund the cost of a litter contraption at the pond to collect and remove litter on a regular basis. Mr. Church advised that the current County regulations do not allow for money to be spent on non-structural items associated with any storm water management facility. Any change in the regulations would apply across the Board to all County facilities. It was agreed that the HOA's legal counsel, David Gardner would send the Board's requests in writing to Jim Caldell, the Director of the County DEP so that the County may officially consider and respond to the community's requests.

Mr. Gardner announced that Rich Lipskey with Carl Freeman Retail has confirmed that he will attend the HOA's annual meeting on December 20, 2004. An announcement will be placed in the next annual meeting notice so that all owners are aware that the representative from Freeman will be at the annual meeting to answer any questions regarding the shopping centers which are now under their control.

HOMEOWNER COMMENTS:

None

MINUTES:

Linda Marlow made a motion to accept the minutes of the October 18, 2004 Board meeting as submitted. The motion was seconded by Jill Abraham and carried unanimously.

MANAGEMENT REPORT:

The Board reviewed various correspondences to and from management which were exchanged since the date of the last Board meeting.

The Board reviewed a letter from the HOA's independent auditing firm, Goldklang, Cavanaugh & Associates recommending that the Board pass a resolution which is done on an annual basis for tax purpose. Accordingly, Mike D'Andrea made a motion that the Association elects to apply all or part of any excess assessment income to the following year's assessment and that such final amount shall be at the Board's discretion. The motion was seconded by Ken Hickey and carried unanimously.

The Board reviewed and discussed the renewal pool management contract from Georgetown Aquatics. Mike D'Andrea made a motion to accept the proposal since the company has done an excellent job in managing the pool for the past couple of years. The motion was seconded by Ken Hickey and carried unanimously.

The Board discussed the proposal from Georgetown Aquatics for suggested pool repairs. The Board voted unanimously to approve the repairs and to dispose of the old chairs which have not been used in years, most of which are broken.

The Board agreed to announce the HOA's official website and the homeowner created website in the next annual meeting notice.

The Board asked that management include a notice about vandalism, crime prevention and political signs in the next annual meeting notice to all owners.

OLD/NEW BUSINESS:

None

There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be the annual meeting on Monday, December 20, 2004.