

ENVIRON HOA
BOARD OF DIRECTORS MEETING
JULY 28, 2004

MINUTES

Board members in Attendance:

Mike D'Andrea
Ken Hickey
Fred Entin
Linda Marlow
Jill Abraham

Shireen Ambush, Property Manager
Steven Landsman, President Abaris Realty
David Gardner, legal counsel for Environ HOA

Homeowners and guests representing 40 homes in the community

The meeting was called to order at 7:13 p.m.

Board President, Michael D'Andrea welcomed everyone in attendance and began the meeting by reporting on the results of the survey which was sent to all owners of Environ HOA on July 6, 2004. There were a total of 122 responses to the survey and Mr. D'Andrea read aloud each survey question followed by the total number of "Yes" and "No" responses for each. The survey results are quite conclusive in that the overwhelming majority (almost unanimous) consensus of those that responded indicated that owners do not want the minutes of the monthly meetings mailed to every owner every month. Furthermore, owners wish for the Board to continue the existing practice of distributing the minutes of each Environ HOA meeting to the Boards of Directors of the sub-communities within Environ HOA. Finally, owners wish for Environ HOA to create a community website where the minutes can be posted and then downloaded for free by any interested owner. The Board agreed unanimously to publish the survey results to all owners of Environ HOA and to proceed with the wishes of the community in creating a community website. Ms. Ambush will get bids for the

website creation in time for the next Board meeting at which time the Board will review and discuss the matter in further detail.

Mr. D'Andrea then announced that the Board is interested in appointing a Committee to address future wildlife and geese populations at the pond area in the community. A discussion took place regarding the role and authority of the Committee. The Board unanimously agreed that this Committee, as all other Committees of any community, serve at the behest of the Board of Directors. The Committee conducts all research and investigation into wildlife related matters and then reports their recommendations to the Board who makes the final decision on what action is to be taken.

A sign-up sheet was circulated at the meeting and a total of 22 homeowners signed up to serve. . At the suggestion of Mr. Gardner, the HOA's attorney, the volunteers who signed up to serve on the Wildlife Committee will meet prior to the next Board of Directors meeting to establish the following:

- ?? A mission Statement for the Wildlife Committee
- ?? Number of official Committee members
- ?? Chairperson of the Committee
- ?? Frequency of Committee meetings which must be announced and open to any resident of the community who wishes to attend.

After reviewing the above information, the Board will officially appoint the Wildlife Committee at it's next scheduled meeting by way of a Board resolution.

A discussion took place regarding the Olney Town Center and related noise disturbances caused by music speakers on the rooftops of the shops. Residents of the Towns At Environ community were in attendance and advised the Board that this sub-community of Environ is directly impacted by the noise due to its proximity to the shopping center. Individual residents have pleaded with the shopping center management to reduce the music level but to no avail. Relief was finally obtained after contacting County officials. However, residents fear that the noise may start again and requested the assistance of Environ HOA to contact the shopping center management. The Board unanimously agreed to have Mr. Gardner, legal counsel for the HOA, send a letter to the shopping center management outlining resident concerns in an effort to prevent the problem from happening again in the future.

MINUTES:

Ken Hickey made a motion to accept the minutes of the June 23, 2004 Board meeting as submitted. The motion was seconded by Fred Entin and carried unanimously.

MANAGEMENT REPORT:

Various correspondences to and from management were reviewed but did not require Board action.

The Board reviewed the draft 2003 audit report from Goldklang, Cavanaugh & Associates. After a brief discussion, Mike D'Andrea made a motion to accept the audit report. The motion was seconded by Jill Abraham and carried unanimously.

Ms. Ambush reported that at a recent Waterview Board meeting, residents expressed concerns about a potential rat problem at the pond area. The Board unanimously agreed to hire an exterminating contractor to perform a thorough inspection of the pond perimeter and to treat any rat infestation that may be present.

The Board requested that management consider an alternative date for the monthly Board meetings on a day other than Wednesday. Ms. Ambush agreed to check her schedule and report to the Board at the next meeting. Any change in the Board meeting schedule will become effective after the next meeting.

There being no further business, the meeting was adjourned at 9:15 p.m. The next meeting will be held on Wednesday, August 25, 2004 at 7 p.m. at the community clubhouse.