

**ENVIRON HOMEOWNERS ASSOCIATION
2005 ANNUAL MEETING
DECEMBER 19, 2005
MINUTES**

Members in Attendance:

Michael D'Andrea
Jill Abraham
Bob Sigillito
Catherine Burke

Shireen Ambush, Property Manager
8 Homeowners

Ms. Ambush verified that all owners received notice of the Annual Meeting in accordance with the requirements of the By-Laws and State of Maryland HOA Act.

Ms. Ambush verified that over 25% of the owners of the HOA were present either in person or by proxy which means the quorum requirement in the By-Laws has been met.

The meeting was called to order at 7:30 p.m. by Vice President, Jill Abraham.

ELECTION:

Ms. Ambush called for two volunteers to serve as inspectors of the election. Joannene Hudak and Mary Moneymaker volunteered. Ms. Ambush announced that there is one position up for election on the Board. The term of Linda Marlow is up for election. Ms. Marlow is not seeking re-election and one nomination application has been received from Kevin Seyford who was not present at the meeting. At that point, the floor was opened for nominations. Mary Moneymaker nominated Susan Woolridge and Ms. Woolridge who was in attendance accepted the nomination. There being no further nominations, the floor was closed. Ms. Ambush advised that the nomination application from Mr. Seyford had been mailed to all owners of Environ HOA prior to the meeting date. At this time, Ms. Woolridge was asked to give a statement on why she wants to run for the Board. She advised that she is a 13 year resident of the Townes HOA. She is currently serving on the Townes HOA Board of Directors and on the Environ HOA Wildlife Committee. She listed several of her accomplishments in these capacities. At this time, the two inspectors collected the ballots from those who were in attendance and Ms. Ambush provided all proxy votes that had been received. The inspectors tabulated the votes and later announced that Susan Woolridge was the winning candidate.

REPORT FROM THE BOARD:

Bob Sigillito reported on several items which were addressed by the Board this past year which are summarized as follows:

- Re-paving of the pool and clubhouse parking lot which was done in conjunction with the repaving of all streets within Champlain HOA.
- An incident involving a homeless man who broke into the bottom level of the clubhouse (lifeguard office and bath house) and caused a great deal of damage and vandalism. The man entered by breaking 2 windows on the lower level. The Police have apprehended the man who will be charged with trespass and who will be sued by Environ HOA for the damage done to the facility.
- All windows on the lower level of the clubhouse are being replaced with new shatter-proof glass windows for added security in the future.
- The Board was pleased to hold the HOA fee constant with no increase in 2006 due to the excellent management of HOA funds by the Board and Abaris.
- The tennis courts in the community were re-done in the fall but winter weather prevented the job from being completed. This coming spring, crack filling will be re-done on both courts and another 2 coats of color will be applied.
- There is on-going maintenance related to the pond, fountain, aeration system, etc.
- Several pool repairs were completed.

WILDLIFE COMMITTEE REPORT:

Ms. Woolridge advised that a few hundred geese eggs were adeled last spring at Environ HOA as well as at Lake Hollowell by members of the Wildlife Committee. The adeling project took two full days. As a result of the Committee's efforts, the geese population was relatively low this past summer.

There was a beaver problem at the pond which was successfully resolved by tree wrapping efforts.

OLD/NEW BUSINESS:

There was a general discussion regarding the Olney Towne Center development and the Olney Citizens Advisory Committee. It was suggested that we contact Carl Freeman Retail and ask for a representative to attend the March Board meeting in order to provide an update on the shopping center remodeling. At this time, they can be approached about the possibility of contributing money to Environ HOA for community enhancements.

There being no further business, a motion was made to adjourn the Annual Meeting. The motion was seconded and carried unanimously. The meeting was adjourned at 8:25 pm.