

ENVIRON HOA
BOARD OF DIRECTORS MEETING
JANUARY 16, 2006

Board members in Attendance:

Mike D'Andrea
Jill Abraham
Bob Sigillito
Catherine Burke
Susan Woolridge
Shireen Ambush, Property Manager

The meeting was called to order at 7:05 p.m.

MINUTES:

Catherine Burke made a motion to accept the minutes of the December 19, 2005 Board meeting as submitted. The motion was seconded by Jill Abraham and carried unanimously.

MANAGEMENT REPORT:

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

The Board authorized management to have the carpet in the clubhouse professionally cleaned. The Board also authorized purchase of a new vacuum cleaner to replace the original vacuum which is currently in disrepair.

Ms. Ambush advised that the window replacement and exterior capping project on the clubhouse has been completed and final payment has been released to the contractor.

Ms. Ambush advised the Board of the letter that was sent to Montgomery County Police Detective outlining the damages caused to the clubhouse building by the homeless individual who was living in the bath house. The Police will file necessary charges against the individual and we will be informed of a court date as soon as it is set. Management will represent Environ HOA and may have to be accompanied by the HOA's legal counsel, David Gardner for the upcoming court date. The Board unanimously agreed not to file an insurance claim against the HOA's master insurance policy for the damages to the clubhouse facility based on the amount of the damages in relation to the policy deductible. More importantly, the Board concurred with management's concern to protect the HOA's insurance loss history which directly impacts the annual premium amount.

The next meeting will be held on Monday, February 20, 2006 at 7 p.m. at the community clubhouse. There being no further business, the meeting was adjourned at 7:35 p.m.