

ENVIRON HOA
BOARD OF DIRECTORS MEETING
MARCH 20, 2006

Board members in Attendance:

Bob Sigillito
Susan Woolridge
Catherine Burke

Shireen Ambush, Property Manager
Robert Boras, Carl Freeman Retail
4 Homeowners

The meeting was called to order at 7:03 p.m.

REPORT FROM CARL FREEMAN RETAIL:

Mr. Boras introduced himself to the Board and provided a general overview of the Freeman Companies which consists of a communities group, a retail group and an acquisition/development group. He advised that the Olney Towne Center is stabilizing its tenants. The entire upper center and 2 acres of the lower center is owned by Freeman and the rest of the lower center is on a long term lease. Currently, Freeman is working with different architectural firms to study the history of the site, patterning historical street patterns in order to understand how they have developed over time. This is a brainstorming period whereby many constraints studies are being conducted (weather, traffic, etc...). Freeman wants to make the Olney Towne Center safe, enjoyable, entertaining and inviting. They are trying to determine what effects the constraints have on the physical site. They are still considering a residential component for the Center. This adds more comfort and safety at night time. The project is in the very preliminary stages of planning. It will be at least 2-3 years before details can be determined. The process may take several years to complete. They must factor in long-term leases currently in place. The planning will be a public process involving GOCA and the newly appointed Olney Towne Center Advisory Committee (OTCAC). The Board raised the question as to whether Freeman would be willing to assist with trash pick up at the pond area since many patrons of the Center bring food to the pond picnic tables to eat and then leave trash behind. Mr. Boras advised that the plan for the shopping center may include a center park or eating area which encourages patrons to eat on site and deposit their debris in the Center's trash receptacles. Additional concerns about height of structures, set back requirements and traffic/speeding on Spartan Road were discussed.

REPORT FROM OLNEY TOWNE CENTER ADVISORY COMMITTEE REP:

Walter Lee, official Environ representative on the OTCAC was in attendance and reported that the Committee has met once so far. The next meeting will be on April 3, 2006. They are currently covering fundamentals of urban planning to be familiar with terminology, etc... A brief discussion was held regarding the Olney

Library and possible plans of integrating it into the shopping center. The end result would be a much smaller facility which is not desired. The Board discussed the fact that speeding on Spartan Road and trash at the pond area are the two single biggest issues for Environ HOA. Mr. Lee noted this information and agreed to represent the views of the community in his role on the Committee.

MINUTES:

Bob Sigillito made a motion to accept the minutes of the February 20, 2006 Board meeting as submitted. The motion was seconded by Catherine Burke and carried unanimously.

HOMEOWNER COMMENTS:

None

MANAGEMENT REPORT:

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

Ms. Ambush announced that Jill Abraham has officially resigned from the Environ HOA Board due to the fact that she has sold her home. Bob Sigillito made a motion to accept Ms. Abraham's resignation. The motion was seconded by Susan Woolridge and carried unanimously.

Catherine Burke made a motion to appoint Mary Moneymaker to the Environ HOA Board of Directors to fill the remainder of Jill Abraham's term. The motion was seconded by Susan Woolridge and carried unanimously.

The Board reviewed bids for installation of a new bulletin board at the pond area for purposes of posting HOA notices and announcements. After careful consideration, it was agreed that the ideal location for the bulletin board would be near the picnic tables which is technically property of Waterview Condominium. Members of the Wildlife Committee agreed to inspect the area and mark the desired location of the new bulletin board. Management will then approach the Waterview Condominium Board of Directors to obtain permission for placement of the bulletin board on Waterview property with the understanding that Environ HOA would take full responsibility for all maintenance, repair or replacement of the bulletin board. Once a location is approved, the bulletin board installation will take place. The Board voted unanimously to award the contract to Paragon Construction who came in as the low bid for the bulletin board installation.

WILDLIFE COMMITTEE REPORT:

Catherine Burke and Susan Woolridge reported that they have been in touch with the Humane Society and plan to perform adeling of the geese eggs once again this spring as an effort to keep the population down. The new bulletin board will be used to educate people not to feed the geese and to post important announcements and reminders.

OLD/NEW BUSINESS:

Ms. Ambush reported that additional vandalism to the tennis courts was recently observed. Teenage kids were seen on the courts with bikes, rollerblades, chairs, etc... and one area has already been damaged. The tennis court company will soon be back to finish the job of refurbishing both courts this spring as soon as the weather permits. The Board agreed that the courts need to be locked to protect the investment that is being made to refurbish them. The Board authorized management to install a new combination lock on the courts and to include a flier in the pool pass mailing to all Environ HOA owners announcing the combination for those who want to use the courts for tennis play only.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Monday, April 17, 2006 at 7 p.m. at the community clubhouse.