

**PALLADIAN CONDOMINIUM COUNCIL OF UNIT OWNERS
ANNUAL MEETING
THE CLUB ROOM
38 MARYLAND AVENUE, ROCKVILLE, MD 20850
MONDAY, MARCH 9, 2009, 8:30PM-9:45PM**

PRESENT:

Adam Weber President
Bob Justis Vice President
Michael Schwartzman Secretary

Victoria Myers General Manager
Karen Kodjanian Community Manager, Zalco Realty, Inc.

ABSENT:

Jack Jaeger Treasurer
Scott Ross Member-At Large

- I. **Quorum/Call to Order:** The meeting was called to order by Adam Weber at 8:30PM
- II. **Approval of Agenda:** Agreed upon as is.
- III. **Approval of Minutes:** Adam Weber made a few edits to the minutes of the February minutes.
 - ***MOTION: Mr. Weber moved and Mr. Schwartzman seconded to approve the minutes of the February 9, 2008 minutes of the Board of Directors meeting as amended. MOTION PASSED: Unanimously (3-0)***
- IV. **President's Report:** Adam Weber reported that Board voted just prior to the meeting and the Officers will remain the same for the 2009 – 2010 year.
- V. **Developer's Report:** A question was raised regarding Fenestra leasing. Mike Schwartzman reported the Fenestra is 87% leased.

VI. Committee Reports:

Building Maintenance Committee – A report was received by the BOD. The furniture that is in the lobby was discussed. The old furniture is owned by the Condo Association. The Building Maintenance Committee will set a minimum sale price for the furniture and work with the Social Committee to run a silent auction to sell the furniture.

Policy and Rules Committee - No report was submitted. The language for the draft proposal of the bylaw amendment restricting the rental of units will be sent to the Committee for review.

Safety and Security Committee – The Committee raised an issue regarding use of the Club Room and Fitness Room for children under the age of 18 without adult supervision. Karen and Vicki will check with legal on two issues: (i) whether this should be done by resolution or formal rule change and (ii) whether the Condo has a liability for children under the age of 18 using the club room without adult supervision.

Larry Nissenbaum received a bid for the installation of a couple of lights to enhance the view of the cameras entering the garage in Block 4. The Board will review the need for the lights once the cameras are installed. David White will be here next Friday to explain the fire alarm system. The Fire Marshall will be at the next Board meeting. The Committee proposed that the Condo Association engage a Montgomery County Police Officer who lives in the building to patrol the building. He would be available for both non-emergency calls and emergency calls. He would like a reduction in rent as compensation for the services. If he is hired, he would receive a F1099 for the amount he is

paid. The Management Team will check with legal counsel to make sure this does not create a liability for the Association. The Board will then act through email to approve or disapprove his hiring.

Social Committee – No report was submitted.

Ad Hoc DirecTV Committee – MDU came out and provided information to the Committee regarding their services. At the meeting, Mike Schwartzman informed the Committee that Comcast owns the wiring. After providing this information, we are waiting to hear back from MDU. The Committee hopes to have a resolution by the April meeting. Mike Schwartzman asked if we have addressed the issues with the resolution manager of Comcast. It was noted that this was not done.

VII. **Treasurer's Report:** No Treasurer's Report

VIII. **Management Report:**

A. Community Manager: Karen Kodjanian.

- Karen noted to the Board that Danny Cahill sent in a nice note thanking the Palladian HOA for his holiday gift.
- There was a complaint letter sent by Vicki Myers to Sushi Damo regarding the excessively loud music and noise coming from their establishment every Friday night.
- Studabakers Submetering has taken over the utility billing. They have entered all the necessary information for billing and repaired equipment as necessary. Their first meter reading will be on March 20, 2009.
- Each month on site meetings were held with the General Manager and Building Engineer. A full building inspection was conducted on January 15, 2009 with Danny Cahill and the Engineering team from Zalco Realty. The final written report with suggestions is being prepared and will be submitted with the April management report.
- Three RFPs were sent with the revised Engineering specifications. They are due back by March 20, 2009.
- Management has provided to the Master Board a letter requesting the installation for a crash bar and light switches with clarifications requested from their meeting held in January 2009. The Property Manager has placed this back on the agenda for the meeting to be held in March.
- Legal counsel continues to assist with the collection of two delinquent units.
- Painting Proposals – Per the Board's instruction, proposals were received for painting the building. There is still at least one more to be received (4 have been received thus far). A vote was tabled until the April meeting so the Board could evaluate all of the proposals.
- The task list was updated and provided to the Board.

B. General Manager: Vicki Myers

- Castle Sprinkler System was on the property Thursday, March 4, to trouble-shoot a smoke detector on the garage level. Castle's technicians advised that they could not repair the problem, which involved an electrical issue. Alarm tech has been called in to resolve the problem.
- Waste Management was sent a letter advising that the Palladian objects to the fuel surcharge and will deduct it from all future invoices, effective March 2009. John Turner, WM service representative, advised that if the bills are short paid the account will eventually be cut off from service. Vicki will call and discuss further with John Turner.
- Reimbursement of Charges Resulting from Public Garage Leak: Management sent a letter to the City of Rockville, requesting reimbursement for Palladian employees' time spent conducting a 'fire watch', due to a malfunction of the fire-alarm system in the public garage. No response has been received as of this date.
- Castle Sprinkler System: Maintenance monitored this contractor's presence in the building.

- Fire alarms continue to be a problem for the Palladian. Dave White has not been able to determine the problem. We have not received a report on Alarm Tech's findings; however, when they visit the building to check out the smoke detector problem, management will inquire about this issue.
- Kone was on the property on Friday, March 6, to secure a cable in #3 elevator, which had too much 'slack' in the line.
- Rodney completed painting the 5th floor and is now working on the trash rooms.
- Danny installed a hasp and padlock on the gate at the clubroom terrace. He also removed a cabinet door, damaged by unknown persons who apparently tried to break the lock and/or hinges trying to access the equipment stored inside.
- Meetings: Danny has met with the following contractors and contacts:
- Four paint contractors, the MDU technician, who required access to the television and electrical equipment and Dave White regarding the fire alarms.
- Club Room:
- There were no reservations in the Club room in the month of February.
- Move-In/Move out: Unit #409 moved out on February 24; Unit #325 moved out on March 25.
- Management is in the process of researching a new electric insert for the fireplace. Once located, it will be purchased, installed and billed to Zalco. This will be completed by the next Board meeting.
- The bi-weekly newsletter was delivered to all residents on February 20 and March 6.

IX. New Business:

None.

X. Old Business:

- A. Audit – We have not received it as of the meeting.
- B. Proposed bylaw amendment (rental rules) – Mike Schwartzman provided a revised draft from the attorney's that represent the developer. The draft will be provided to the Policy and Rules Committee for their input.

XI. **Open Forum:** A resident asked if the Club Room television would be replaced; management will research the purchase of a replacement TV. The Board had not approved the November 2008 minutes. Therefore, Adam Weber made a motion, which was seconded by Bob Justis to approve the minutes. The motion carried.

XII. **Adjournment:** The meeting was adjourned at 9:45 pm.