

**PALLADIAN CONDOMINIUM ASSOCIATION  
MINUTES OF MEETING OF THE BOARD OF DIRECTORS  
JANUARY 12, 2009**

**MEMBERS PRESENT:**

Adam Weber, President  
Bob Justis, Vice President  
Jack Jaeger, Treasurer  
Mike Schwartzman, Secretary

**ABSENT:**

Scott Ross, Member-at-Large

**ALSO PRESENT:**

Karen Kodjanian, Property Manager, Zalco Realty  
Victoria L. Myers, General Manager  
Alan Fischler, Attorney at Law  
Geoffrey Crouse, Attorney at Law

There were 11 Residents in attendance.

**Approval of Agenda:** The following items were added under New Business:

1. Lobby Designer's Proposal
2. Hiring of new recording secretary

**President's Report:** Mr. Weber introduced Rocio Estrada, the City Resource Coordinator, who provided the following information:

- Rockville will provide parking for Inaugural Day to assist with excessive overflow parking
- Advised of Martin L. King festivities.
- Elevator buttons in city elevators were ordered and they should be repaired soon
- A meeting is being arranged to discuss RTS maintenance with Complete Building Solutions (the new maintenance contractor for RTS)
- The area by the public elevators is to be painted.
- There was a question about the recent power outage. Ms. Estrada will follow-up on what occurred during the outage and add it to her task list.

**Mr. Weber's Comments:**

- Owners were reminded that it is a violation of the Bylaws to rent their unit for anything less than 30 days. This announcement was made as a caution to those owners wishing to rent their unit for the upcoming Inauguration.
- Mr. Weber asked Management to discuss removal of live Christmas trees from the premises with Ms. Estrada.

### **Developer's Report:**

Mr. Schwartzman advised that there was no change in the status of the report.

### **COMMITTEE REPORTS:**

**Building Maintenance Committee:** No report was submitted; however, the Lobby decorator's proposal was added to the Agenda, under New Business.

**Policy/Rule Committee** Ms. Block commented on the following:

- **Move-in/Move-out Fees:** The Committee has been working on a draft and will meet with Mrs. Myers to discuss the subject.
- **Dressing up the Unit 'Niches':** The Board asked the Committee to research current rules and clarify it for conveyance to the residents.
- **Bylaw Amendment:** Mike should get a draft back from RD Rockville legal counsel and he will circulate to the committee and Board

**Safety and Security Committee** Mr. Nissenbaum provided a written report to the Board and made the following comments:

- **The County Police** have recommended the installation of a Knox Box in the public lobby to facilitate entry by officers during emergencies.
- **Garage Security Enhancements:** Mr. Nissenbaum is working with 2 bidders to amend bids, which are too expensive.
- **Security Cameras:** Mr. Nissenbaum recommended the Board approve the Tech4IT security camera bid. As this bid was just presented to the Board the night of the meeting, the Board decided to table approval. The Board asked management to check the references of Tech4Its. It was also requested that the bid be emailed to the Board.

**Social Committee** Although there was no written report, the Committee advised that there would be a 'Zumba' party on Sunday, January 25<sup>th</sup>.

**TREASURER'S REPORT** Mr. Jaeger reported the following:

- **Budget:** In late December 2008, the Board adopted the FY 2009 budget, with a 5% reduction in the monthly fees.
- **Delinquencies:** There are two accounts in the hands of the attorney. Liens have been filed through the end of 2008.

**Community Manager:** Karen Kodjanian

Ms. Kodjanian's monthly report was submitted to the Board, and is on file in the management office. Ms. Kodjanian provided an overview of the items contained therein.

**General Manager's Report: Mrs. Myers**

Mrs. Myers provided the Board with a monthly report and provided a review of the items contained therein. The written report is on file in the management office.

## **NEW BUSINESS:**

**Lobby Redecoration:** The Building Maintenance Committee reported that Nancy Auman had met with the Committee and is preparing design boards for the Board and resident's review. *On a motion by Mr. Justis, duly seconded and unanimously carried, the Board agreed to engage Ms. Auman's service, pending a review of the proposal.*

**Professional Recording Secretary:** It was a consensus of the Board that Mrs. Myers locate a professional recording secretary to take monthly meeting minutes.

## **OLD BUSINESS:**

**Club Room Fireplace:** Ms. Kodjanian reported a verbal commitment from Offenbacher's to replace the fireplace insert.

**Audit:** The Audit will be mailed to Ms. Kodjanian tomorrow.

**Direct TV/Investigate MDU Bulk Rate:** Mr. Haser and Mr. Wagner are working with MDU Communications and are planning a meeting to discuss their service.

**Window Washing:** It was a consensus of the Board to wait until after pollen season to wash the windows.

**Transfer \$133K to Reserves:** Ms. Kodjanian confirmed that this transaction had been completed.

**Summary of Investments and Operating Accounts:** This item is forthcoming.

**Prepare a Ladder of CD Suggestions:** This item is forthcoming

**Engineering Study:** Mr. Justis advised that he had several questions and issues to include in the Request for Proposal.

**Sonitrol Issues:** In addition to a poor response to requests for documents, Sonitrol's service has been very bad.

**Speed Limit Signs in Garage:** Speed limit signs will be stenciled on garage pillars this week.

**Test Semigloss Paint:** A test wall was painted on the 2<sup>nd</sup> floor. Maintenance will assess how well it can be spot-cleaned without leaving marks.

## **OPEN FORUM**

**Unit #213's Attorney:** Mr. & Mrs. Lawrence Nissenbaum, owners of unit #213, requested permission for their attorney, Alan Fischler, to address the Board. The Nissenbaum's attorney, who has provided representation and consultation to them with respect to an ongoing health problem which were addressed by Mrs. Nissenbaum at the December 2008 meeting, was present to apprise and urge the Board to fully review and become aware of all problems of this nature as may be present at the Palladian Condominium in order to preserve, maintain and protect owners rights while warranty time limits are still in effect. Mr. Fischler addressed the Board to discuss issues concerning review and possible enforcement of implied warranties and other rights of the council of unit owners and individual owners with respect to vendors and/or developers of the Condominium. He provided the Board with a confidential memorandum advising of his wish to contact the Association's attorney to discuss these issues.

**Marble Issues:** Mrs. Justis advised that the Building Maintenance Committee objected to the Board's decision to accept the Rose Restoration proposal. There was a lengthy discussion regarding the two different opinions about the floor's condition submitted by Rose Restoration and E. Mr. Schwartzman suggested that Management contact the Stuart Dean Company, a marble floor expert, to assess the floor and provide a third proposal.

**ADJOURNMENT:** The next meeting of the Board of Directors will be held on **Monday, February 9<sup>th</sup>, at 7:00 pm**. The meeting was adjourned at 9:45 pm.

Respectfully submitted:

Victoria L. Myers  
Recording Secretary