

Palladian Condominium Board of Director's Meeting
Monday, November 10, 2008

BOD In Attendance: Adam Weber, Jack Jaeger Jr., Bob Justis, Michael Schwartzman

BOD Absent: Scott Ross

Management In Attendance: Karen Kodjanian, Community Manager – Zalco Realty Inc.

1. Call to Order – The meeting was called to order at 7:00 by Mr. Weber.
2. Presenter – Chris Manougian of John Manougian Insurance Agency was in attendance for a portion of the meeting to review with the BOD and members present, the current coverage's and the suggested insurance coverage's for individual owners as well as tenants. He answered questions relating to deductible liability and responsibility to repair and replace in the event of damage cause by common area components.
3. Approval of Agenda – The agenda was approved as presented.
4. Approval of Minutes – The minutes of the meeting held September 16, 2008 were approved as presented.
5. President's Report – Mr. Weber presented report which was received and made part of the record. (Copy on file in the Management Office and available on the web site.).
6. Developer's Report – Mr. Schwartzman reported on the vacancy status in the building.
7. Open Forum –
 - Painting Halls** – A resident commented regarding the painting of the halls.
 - Broken Marble** – A resident commented regarding the cracked marble in the lobby.
 - Window Washing** – A residents commented regarding window washing that had not yet been completed.
 - Call Box near Austin Grill** – A resident noted that the call box near Austin Grill is not working again.
 - Cleaning near mail boxes** – It was noted that the current cleaning company is not removing discarded junk mail from the mail box area in the private lobby.
 - Cigarette butts** – There are cigarette butts thrown around the patio outside of the clubroom that are not regularly cleaned up.
8. Committee Reports – There were no committee reports submitted for inclusion and discussion during the meeting.
 - a. Policy/Rule Committee –There was no report submitted.

- b. Safety and Security Committee –The report was received and made part of the record. There was discussion relating to exposed areas in the garage that need to be secure. Mr. Nissenbaum added that during a recent walk with the city police there were additional areas that were discovered to be not properly secured. He added that he continues to police the parking garages. He asked for approval to have Sonitrol install the cameras as presented in their revised proposal and approval to install speed limit signs in the parking garages. Upon motion duly made and seconded it was agreed

To authorize Sonitrol Security to install security cameras as per their proposal dated August 19, 2008 provided all billing and contractual issues have been resolved.

To authorize the purchase in installation of speed limit signs in the parking garages.

- c. Social Committee – The Committee report from November was submitted. The committee intends to sponsor an event on November 10th, December 10th, and January 25th. The Committee has asked for approval to spend up to \$500 for a winter party. The request was approved.
 - d. Building Maintenance – The committee's report was submitted and accepted.
9. Treasurer Report – Mr. Jaeger Jr. reviewed the financial position for the association. It was agreed that the Reserve account should be earning the highest possible interest rate and ladder of investments should be prepared by the agent for the Board of Directors to review and consider.
10. Management Reports –
- a. Community Manager Report (Ms. Kodjanian) – Ms. Kodjanian reviewed the management report prepared and highlighted areas of interest. A copy of the report is on file for review.
 - 1. Management has begun the process of requesting and compiling figures for the 2009 budget cycle.
 - 2. Management met with the developer and sales to coordinate the move of the Association Office. Currently, it is estimated that the Association Office and Sales Office will be combined in what is currently the Sales Office. (Unit 316).
 - 3. Management communicated with the City the different areas of deficiencies around RTS including poor cleaning maintenance in elevators, poor garage management by PMI and smells resulting from loading dock trash areas. Each area of concern has been addressed and problems are being monitored and remedied.
 - 4. Sonitrol Security contract and addendums were received but still do not explain the contract and invoice discrepancies.
 - 5. Management noticed an influx in bulk trash items in both the trash rooms on each floor and the main trash room on ground level. A

memorandum was prepared with the assistance of the BOD president and distributed to every resident.

6. Parking Garage, Club Room, and Fitness Center rules were distributed by the management office to all owners and LTO residents.
7. Management has been working to get the leak in 535 brought to resolution and closure. What was once thought to be a roof leak appears to be an EIFS problem. Robert Aird, Inc has been notified and arrangements are being made to have the necessary repairs made.
8. Management met several times with Rockville City Public works office and VBS to try and bring window washing to completion.
9. Management communicated with Gordon Biersch and Austin Grill to get the outstanding issues on roof and loading dock fixed.
10. Met with several marble restoration companies to discuss the need for and the process of getting the marble refinished. Also spoke with the Beltway Cleaning subcontractor to ascertain the process and products they have been using on the marble.

11. Old Business –

- a. Proposed Bylaw Amendment – Mr. Schwartzman noted that the proposed by law amendment as presented would not be acceptable to the Developer. Mr. Schwartzman stated he would ask legal for the Development team to review and consider acceptable language.

12. New Business – All items were covered under the Community Managers report with the following exception:

- a. Temporary Maintenance Employee - Rodney Johnson began working with The Palladian on Monday, September 15, 2008. Rodney has focused on painting but has also been able to help Mr. Cahill with some of his overlaod. He is now also working 11 hours per week with the leasing portion of the property and is a permanent part time employee.

13. Adjournment – The meeting adjourned at 10:30 pm.