

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF
KEY WEST CONDOMINIUM HOMEOWNERS ASSOCIATION

April 24, 2013

A meeting of the Board of Directors of the Key West Condominium Homeowners Association (the Association) was held on Wednesday, April 24, 2013 at 15305-H Diamond Cove Terrace, Rockville, Maryland 20850.

Call to Order

Fran Glavan, President of the Association, called the meeting to order at 7:02 p.m. and declared that a quorum was present in that the following directors were present:

Joanne Berry
Melanie Fitzgerald
Fran Glavan
Peggy King
Mary Nekola

Residents attending included:

Kseniya Saini, 15308-B
Elwin Jones III, 15311-O
Julie Pfefer, 15311-J

Also present: Dale Roan, Main Street Property Management Company, Terri Roney, Manpower, Recording Secretary.

Minutes

Melanie moved to accept the Minutes of the March 19, 2013 Board Meeting as submitted; Joanne seconded the motion, and it passed unanimously.

Pit Bull Rule

Fran gave an overview of the proposed new rule regarding pit bulls and the reasons for adopting it. She explained that as a result of a ruling by the Maryland Supreme Court regarding pit bulls, the Association's attorney has recommended that the Board take the proposed action to protect itself from liability.

Trey stated that he thinks that the rule is discriminatory. The law is ambiguous and the court ruling is being challenged by some of the same judges who ruled in the matter. There is no need to do anything at this time. Fran reiterated that the Attorney has been monitoring this issue and recommends that the Association pass the rule to protect itself. Unless there is legislation rescinding the decision, the Association is culpable.

Kseniya spoke on the proposed rule stating that she owns a pit bull mix. She is opposed to the proposed rule as it is written.

Julie offered to contact an individual she knows who is associated with the Attorney General's office to get clarification on the court ruling and to see if they have any additional information on how the court ruling affects Home Owners Associations. She will report back at the May 22, 2013 Board Meeting.

The Board tabled action on the proposed rule until the May 22, 2013 Board meeting.

Painting of Buildings

The Board reviewed the bids from four different contractors to paint the buildings. Several members commented on the good job that Chesapeake did recently power washing the decks.

Mary moved to accept the bid from Chesapeake contingent upon checking references; Melanie seconded the motion and it passed unanimously.

Management will secure two or three references, and Fran will call. Julie suggested asking for a 10% discount if the Board offers to be a reference for the company.

Audit

The proposed audit was reviewed. The auditor recommends changing the name of the Operating Reserves Account to Operating Fund Contingency for expenses such as painting.

The auditor also suggested monitoring the Decoverly IV reserves. He believes they may be over funded.

Taxes

The 2012 tax returns were reviewed.

Towing

The State of Maryland has changed their requirements for towing companies. The Board reviewed the proposal from G & G Towing to bring the Association into compliance. They propose seven new signs (one per 7,500 square feet of parking area) that comply with all the specifications outlined by the Maryland Office of Consumer Protection.

Management will work with G & G Towing to determine how many signs are actually needed and where they will be installed. Fran will accompany G & G to ensure correct placement of signs.

Concrete Work

Management continues to secure bids for concrete repair. The sidewalk in front of 15311 is cracked and the stairs in front of 15309 are cracked as well. Management and Fran will do a walkthrough of the property to assess the total amount of concrete repairs that need to be done.

New Homeowner

There is a new homeowner: Meredith Johnstone, 15306-I Diamond Cove.

Other

Julie relayed to the members that she has been attending meetings about the development in Crown Farm. There is concern about the overflow of traffic as well as parking. All agreed that the situation needs to be closely monitored.

Financials

The financial statements were reviewed.

Mary moved to approve the proposal from A & W to remove the sand from the parking lot in the amount of \$1,100; Joanne seconded the motion and it passed unanimously.

Delinquencies

Management reported that Unit 15303-E is scheduled for a sheriff's sale on Thursday, April 23, 2013; Unit 15305-E is on a payment plan.

Melanie moved to adjourn the meeting at 8:40 p.m.; Joanne seconded the motion and it passed unanimously.

The Board went into Closed Session to discuss the insurance claims of 15311-O.