

RIVER PLACE EAST
1021 Arlington Boulevard
Arlington, VA 22209

SPECIAL MEETING OF THE SHAREHOLDERS
WEDNESDAY, JULY 24, 2013

Present:	Mr. Hiranya Maru	President (arrived at 6:07 p.m.)
	Ms. M.J. Schmelzer	Vice-President
	Bob Vignato	OA Representative
	Mr. Jeff Walyus	Treasurer
	Mr. Harry Lawrence III	Secretary (arrived at 6:19 p.m.)
	Brian Fredericks	Director
	Ms. Carol Jackson	Director

Not Present: None

Management Present:

Mr. Andre Baker	Building Manager
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Others Present:

Rene Malone	Recording Secretary, MBM
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I. CALL TO ORDER:

Mr. Vignato called the meeting to order at 6:05 p.m.

II. APPROVAL OF MINUTES:

MOTION: Mr. Maru moved, Ms. Jackson seconded, to approve the June 19, 2013 meeting minutes as presented. The motion passed unanimously (6-0-0).*

**Mr. Lawrence was not present for the vote.*

III. UNIT TRANSFERS:

- 1103 Kathleen Salanik to Deborah Finn (Reaffirm)

MOTION: Mr. Maru moved, Mr. Walyus seconded, to re-affirm the transfer of unit #1103. The motion passed unanimously (6-0-0).*

**Mr. Lawrence was not present for the vote.*

IV. SHAREHOLDER PARTICIPATION:

Mr. Conkling voiced concern regarding the window project as it relates to the 12th floor. He wanted to know: (1) what year the Board made the increase of 9% in the assessment, of which 5% was to be earmarked for the windows; (2) is this 5% above the 5% from a prior year; and (3) if the increase was for all the floors in the building. He is concerned that this is not recorded anywhere and believes that the 12th floor should not have been included in the Window Replacement Fund if the windows were not going to be provided to the 12th floor.

Mr. Conkling stated that the Board's proposed allocation for use by the shareholder solely for windows was not appropriate for him. Since he does not want or need the windows, he would rather have money back instead. Ms. Schmelzer responded that she believes his request is valid because he had previously done his windows at his expense and did not get the upgrade. (By way of clarification, Mr. Conkling's windows were installed by the Developer, Monument Associates, as part of the renovation of unit E-1208 prior to purchase.)

In response to his other questions, Ms. Schmelzer responded that in 2007 the Board approved the increase, which was funded for the windows. Two years later, the shareholders voted to allocate this money for heating and air. Mr. Maru added that the 5% for the window fund remains in effect today and applies to all floors in the building and Ms. Schmelzer stated that if the 12th floor had not been included in the fund, they would have received less back.

Mr. Maru explained that in 2009 or 2010 the shareholders voted at the Annual Meeting to combine both reserves (window and heating/air) into one reserve.

Fred asked what formula was used to determine what the special assessments should be and the Board explained how the special assessments were calculated.

An owner asked if it was appropriate to start an assessment for the window fund and then combine it with the heating and air, when there are those who did not need the windows?

The four owners in attendance stated that they would like to have their money back and Mr. Maru responded that a decision could not be made at this meeting, but the Board would certainly take this into consideration.

MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to offer a rebate to owners on the 12th floor who are eligible for a rebate, with the caveat that the windows will be the sole responsibility of the owner. The motion passed unanimously (5-0-1) with Ms. Jackson abstaining.*

The rebate is not to exceed the amount on the prepared schedule and the windows must match the specifications of the windows installed on floors 1-11.

**Mr. Walyus left the meeting at 6:45 p.m. and was not present for the vote.*

V. UPCOMING BOARD MEETING DATES:

August 21, 2013 - Regular Board Meeting

September 18, 2013 - Regular Board Meeting
October 16, 2013 - Regular Board Meeting

The Meeting was adjourned at 7:10 p.m.