

**Cambridge Courts Condominium Board of Directors Meeting
August 23, 2006**

I. Call to Order

An Executive Session with legal counsel was held from 6:30-7:30 p.m. to discuss legal and contract issues.

II. Quorum Count

Board Members present: Rosemary Gorski, President, Lorraine Bailey, Vice President, Brenna Copeland, Treasurer, Cara Carter, Member-at-Large, and DeAnna Renko, Secretary, and Jeff Bridges, Property Manager.

III. Owners Forum

Mary Ackourey, 2813, 201: The cable used in the tree in front of 2813 to help keep it straight is hanging and needs to be reinstalled.

Marlene Drohan, 2813 - #101: Branches in front of 2701 have not been picked up.

Rhesa Subong, 2709 - #101: Following up on her reported leak stain on her kitchen ceiling coming from the unit above. Jeff has arranged for a locksmith to access the unit on 8/24 with Triple State to check for the cause of the leak.

Jon Fisher, 2811 - #101B: Checking the status of the reinstallation of the lower level hall carpet. (Carpet Designers installed new carpet without removing the wood floor first, which was their mistake.)

Tolega Tekin, 2701, 102: Questioned county policy being able to come onto the CC property. The police have been given permission by CC, and they will enforce the County registration by issuing tickets. Introduced the possibility of having basic cable installed at CC and has talked with a couple of companies. Tolega said he would draft a survey to find out the interest among the owners and send it to Jeff. The Board will review the survey before sending it out.

IV. Minutes from the Previous Meeting

Motion was made and seconded to approve the minutes of the July 26 meeting. Passed.

V. Financial

At this time, Jeff reported that there will be an increase of 11% in next year's budget.

1. \$12,000 of the increase (3%) is for hiring a full time porter. Jeff has received a bid from Clean Advantage and is requesting bids from Cavalier and two additional companies.

2. The utilities continue to be the major increase in the budget. Arlington County is predicting a 15% increase per year. Jeff is looking at the actuals and estimating for the remainder of the year.
3. The budget will be sent to the owners in mid-October.
4. **Motion was made to approve a special assessment to unit owners for unbudgeted Reserve expenses in a final amount to be determined based on the receipt of final invoices and to be issued in September for payment by December 31, 2006. Passed.**

VI. Business Items

1. June 25 storm damage: All checks have been issued to the affected owners.
2. Dumpster signs: It was suggested at an earlier Board meeting to have signs posted on the dumpsters listing the items that CANNOT be disposed of in the dumpster with a name and phone number to call for hauling away large items. Jeff was asked the status of the signs.
3. Mold testing report from O2 Clean: **Motion was made to release the report by O2 Clean to the affected unit owners accompanied by a letter from counsel. Passed.**
4. Treasurer resignation: Brenna Copeland informed the Board that due to her extremely heavy workload at her office, she would be unable to continue as Treasurer. She will continue, though, to assist the Board with the budget preparation for 2007.

VII. Adjournment

The meeting was adjourned at 9:15 p.m.