

**Cambridge Courts Condominium Board of Directors Meeting  
October 26, 2006**

**I. Call to Order**

Meeting was called to order at 6:40 p.m.

**II. Quorum Count**

Board Members present: Rosemary Gorski, President, Lorraine Bailey, Vice President, and DeAnna Renko, Secretary, and Jeff Bridges, Property Manager.

**III. Owners Forum**

Marlene Drohan, 2813 - #101: (1) Inquired about the status of the lilac bush. Jeff said that Blade Runners has been authorization to purchase a 3-4 ft. lilac bush, which they will plant in a good, sunny location near 2405. (2) There are windows in the common hallways that are difficult to open and close. Jeff will have the porter check each window in each bldg.

Jon Fisher, 2811 - #101B: (1) Reported a pipe leaking into the ceiling of 2807. (2) Status of the stairwell carpet installation. Jeff said the carpet is a special order so it is taking longer. (3) The holes in the hallway walls will need to be repaired before the baseboards are replaced.

Lorraine Bailey, Vice President: The mesh is missing from several dryer vents. Asked Jeff what to do about the dryer vents that stick out from the buildings. Jeff said the owners are responsible and will need to have someone cut off the extra pipe so that the vent is flush with the building wall.

Jeff Bridges brought to the Board's attention the new number signs on each building that had been replaced a couple of weeks ago. The Board agreed they are a big improvement and much easier to see and read.

**IV. Minutes from the Previous Meeting**

**Motion was made and seconded to approve the minutes of the September 28 meeting. Passed.**

**V. Financial**

No report.

**VI. Business Items**

1. Reserve study: **Motion was made and seconded to approve the updated Reserve Study dated 9/28/06.** The condominium will need to

increase its annual reserve contribution from \$67,600 to \$79,320. Management recommends that this increase be incorporated into the 2008 operating budget.

2. Basement leak in meeting room: Triple State has not been able to identify the leak that continues to cover the floor in the northwest corner of the basement after a rain. Jeff will ask our engineer to take a look. Some of the common area will probably need to be dug up to find the source of the problem.
3. Master insurance policy: Because of the problems CC encountered with CAU during the water damage in late June and early July, and the fact that CC could not buy flood insurance from them, Jeff presented an alternative insurance company summary of coverages prepared by Clarke & Sampson, Inc., located in Alexandria, VA. The annual premium is about the same as CAU's, but CC will have flood coverage. The Board spent time in a question and answer period with Jeff Miller of Clarke & Sampson via teleconference.
4. Clogged main drain line: **Motion was made and seconded to reimburse the owner of 2805, #102, \$262.50 for payment to Chandler Plumbing and North Star Heating & Air conditioning for clearing the clogged air conditioner condensation main line that exits the building. Denied was \$82.50 in labor fees paid to Chandler for a second visit. Passed.**
5. Paper weights: Jeff showed the Board the star paperweights that were purchased to present to the Hallway Committee at the Annual Meeting in appreciation for their efforts in drafting a master plan for the hallways. In appreciation to the former Board officers, they also will receive a paperweight at the Annual Meeting.

## VII. Adjournment

The meeting was adjourned at 9:00 p.m.