

The Gardens at Owings Mills Condominium Association- Sections I, II, III

Monthly Board of Directors Meeting Minutes

August 11, 2005

Location: Carriage House Conference Room

Meeting was called to order by Colleen Palmer, Association I President, at 6:59 pm.

Present and representing:

Condo I: Colleen Palmer, Jerry Bernstein, Mike Davis, Donna DaRoj
Condo II: Michelle McNutt, Dave Asher, Donna DaRoj
Condo III: Anya White, Boris Vaynshteyn
Representing Metro Property Management: Jonathan Rosenberg

Minutes of the previous meeting of June 9, 2005, were approved by all three Associations.

Old Business

11910 Someone is tampering with the timer, Jonathan reset it several times during the month and each time he checks back, it has been changed

Homeowner Comments

12005 B Owner commented that Jonathan did an excellent job on repairs
Issues-laundry room lock is off, doorknob is being tampered with
Owner has a water problem behind the unit—several possibilities were mentioned as possible solutions

11923 L Owner advised that parking lot lights are out & have been for quite a while
Jonathan will check on this tonight and have it addressed
Owner advised that money is being wasted; leak at unit entrance has been fixed twice and is now leaking again
10 bulbs are out in the chandelier---building light is also out
railing is chipped & needs to be painted

12009 J Owner advised 12001 & 12003: security lights are out
12001 building light is out; arm closure on door is not functioning
12009: entryway light is still out
Pet disposal bags needed to replace empty boxes, containers need to be emptied, Jonathan to provide refills to board member & advise Service Master to empty them going forward
Building lights are coming on too late in 12005, 12007 & 12009

11905 K owner mentioned that hallway carpets are very dirty and are ripped, paint needed in hallway, laundry room not locked, prior damage still needs to be repaired

11917 G owner wanted to say that the pool looks good

12011 K new owner-wanted information on gaining access to the pool and the tennis courts

Management Report was read by Jonathan Rosenberg

Gardens General Matters

Per insurance company directive, all buildings will get a new doormat, all boards agreed to purchase from United Wholesalers \$60.00 each, charcoal grey.

All boards agreed to hold the annual meeting at the Carriage House rather than at the school.

Section II 12005 J—tenant changed lock, unable to gain access to correct condensation line blockage
12003 D – refused service
12009 D –Jonathan to check on rental status
12011 A – condensation line blockage

Section III write off was approved.
Value Services to fix damages to bathroom of 12000 G from overflow in K

Meeting adjourned.

Next meeting will be held at 7 pm September 8, 2005 at the Carriage House