

Capitol Park II Condominium  
Board of Directors Organizational Meeting  
6:30 PM Wednesday, August 1, 2018

741 Delaware Ave SW  
Washington, DC 20024

Board Attendees: Lucy Rojansky (President), Marc Reber (VP), Vania Georgieva (Treasurer), Thorny Staples, Jemma Weymouth  
Property Manager: Adam Landsman

- I. Call to Order: L. Rojansky called the meeting to order at 6:30 PM
- II. Approval of June Meeting Minutes: A few changes were made to the text of the draft minutes from June, and L. Rojansky moved to approve the minutes with the suggested changes. The motion was seconded by J. Weymouth and the motion carried 5-0.
- III. Treasurer/Financial Report: V. Georgieva gave the financial report. She noted that spending is on track with the budget but that no water bill was received or paid in June. Adam noted that DC Water bills vary in length of their cycle. Extermination costs are slightly higher than budgeted, likely due to the rodent abatement work that needed to be done.
  - Combined reserves as of June 30, 2018, were \$430,003.73

IV. Old/Ongoing Business

- a. The balcony repair project is nearing completion. The balcony of 703 3rd Street has been completed and the additional work will be back-billed to the co-owners. The balcony of 801 3rd Street needs to have the underside finished; management will discuss options with Hann & Hann. The contractor still needs access to 333 I Street and management will follow up with the association's counsel about how to proceed. The board requested that management look into how long the project actually took and review the contract to make sure that the contractor met the timeline set forth therein. There was some discussion as to the quality of the work and the general process by which Hann & Hann was selected as the contractor for this project since Phase II will need to be implemented at some point. The consensus seemed to be that Hann & Hann did a fine job but that it might be worth contracting with another entity if the next round of competitive bidding results in two or more proposals of comparable price/ timeline.
- b. Patio Repair Work: Motion by L. Rojansky, seconded by T. Staples, to accept the bid from Marafatsos in the amount of \$35,882 to repair the six patios deemed to be in most urgent need of attention. The motion carried 5-0. The work will begin as soon as possible.
- c. Concrete repair work: Motion by M. Reber, seconded by L. Rojansky, to accept the Marafatsos bid to replace sidewalk panels throughout the property in the amount of \$19,980. The motion carried 3-2 with V. Georgieva and J. Weymouth voting in opposition.

- d. The roof repair work approved at the June board meeting was completed and management will share photos of the work as soon as those become available. Management will also check with the association's engineer about whether and how Team Chateau's proposed approach to roof repair and maintenance affects the reserve study.

#### V. New Business

- a. Motion by T. Staples, seconded by J. Weymouth, to accept the portion of the painting contract from AAA decorating covering the trim on Building 1 and the trim and siding of Building 2 in the amount of \$20,900. The trim of building 6 will be deferred to next year's painting schedule.
- b. The board will consider pricing for new signage throughout the community once we have proposals for new branding.
- c. The board is in favor of allowing members of the community to organize a community yard sale for later this fall. It is suggested that the yard sale be held along the 3rd street parking lot sidewalk.
- d. The annual meeting date will be set for early November pending availability of Westminster, and management will confer with V. Georgieva and L. Rojansky on a first draft of the budget in late August.

#### VI. Committee Reports

- a. Building - no report
- b. Landscaping
  - i. Thorny will make suggestions as to the wording of the RFP and management will seek at least 5 bids with an eye toward starting a new contract on Jan 1, 2019
  - ii. FSC has not responded regarding the incorrect varietal of Kousa dogwood that was apparently planted at 3rd and I Street. We will seek to have those replaced with Constellation dogwoods that do not have berries, and will offer to pay to move the trees to the back of the property (technically belonging to Capitol Park Towers) where the berries would not be a problem.

#### Additional notes:

- There may be some interest in looking into the feasibility of installing solar panels. Management will take the idea into consideration and may have a solar company come test the feasibility. Any work would need to coincide appropriately with roof repairs.

#### VII. The meeting adjourned at 8:30 PM