

**Minutes of the Board of Directors' Meeting
Sentinel of Landmark Unit Owners' Association**

April 26, 2007

Present: Rob Rapanut, President
Marisa Mullen, Vice President
Bruce Wilmot, Treasurer
Jonathan Shinn, Secretary

Management: Carol Bailey, Regional Manager, S-C Management Corp.
Charity Avé-Lallemant, Property Manager, S-C Management Corp.

Being a majority of the Directors of the Association, a quorum under the bylaws, Mr. Rapanut called the Meeting to order at 7:14 p.m.

Approval of Minutes

Upon motion by Mr. Wilmot and seconded by Ms. Mullen, it was:

VOTED UNANIMOUSLY: To approve the March 28, 2007 minutes, as amended.

Police Liaison Report

Sgt. Ladislav of the Alexandria Police Department is present at this meeting to give updates on current crime in the area. Sgt. Ladislav commented on the signs posted throughout the building encouraging residents to be involved in the neighborhood watch program. Sgt. Ladislav also commented on some recent calls to police in the building. There have been no reported crimes or burglaries since the last board meeting. Sgt. Ladislav will further help get the police satellite office finalized and operational.

A resident had questions regarding the recent burglary. Sgt. Ladislav had no new changes to the report on the burglary itself and felt that more awareness by residents has been a big factor in the recent decrease in incident.

Another resident had questions regarding what occurs when a domestic violence call is made to the police department. Sgt. Ladislav went into further detail on what happens and what the officers are able to do in various situations. Mr. Rapanut further added to this by saying that the Association can play a big part in investigating and handling noise and nuisance issues within the building.

Open Discussion

Towing Performance Issues

Mr. Mansour, President of A-1 Towing Company was present for the meeting. A resident had their vehicle towed from their parking spot recently. They claimed that the

placard was present on the dashboard of the vehicle, however it was found on the floorboard of the vehicle once it was retrieved. Mr. Mansour will be providing dated/timed photos to management in order for there to be an investigation. The resident feels that the parking placard was maliciously moved before the vehicle was towed.

Another resident complained that their vehicle was also illegally towed from the property. Mr. Mansour discussed with the Board and residents the basics of how the towing company operates and will investigate these situations further.

Currently the Board has placed a moratorium on random front-lot towing until these issues have been resolved. Any tow that is deemed necessary will have to be called in by management or a resident.

A resident was requesting the use of the community room. Mr. Rapanut was unable to approve the use of the community room for this resident.

A resident had questions regarding the status of renovations to the building. Mr. Rapanut explained that the elevators are currently being dealt with and the Building and Grounds Committee should be updating the association within the next month. The Board expects it to be a long while before any renovations will actually take place.

Committee Reports

Building and Grounds Committee

Minutes were presented to the Board. Mr. Shinn explained that there will be a walk-through of the grounds in the near future. There was also an update from the association attorney regarding the annual Schindler maintenance contract. It was found that, per the contract with Schindler, they will not be held responsible for damages with the elevators. The contract with Schindler was terminated as of April 27, 2007.

Neighborhood Watch Program

Management reports having received dozens of responses for the neighborhood watch program, but many more are still needed in order to get the program going.

Communications

Mr. Wilmot reports that the newsletter will be produced soon.

President's Report

Mr. Rapanut wants to bring the issue of packages being delivered to the office in light of having less room to store them with the new police satellite. Residents cannot have

large and bulky items sent to the office as staff has no room and cannot handle heavy items. Management and Mr. Rapanut will work out the details and notify the community.

Management Agent's Report

Management presented a current tow log to the Board for discussion. There was further discussion regarding A-1 Towing and how to handle the current towing situations.

Air conditioning was also discussed with Management. Currently the plan is to begin conversion of the air system and have air conditioning on by May 3. This is contingent on weather.

Financial Report

Management briefed the Board on current financials and delinquencies.

Upon motion by Mr. Rapanut and seconded by Ms. Mullen, it was:
VOTED UNANIMOUSLY: To approve the March 2007 financial report.

Projects Completed and Pending

Management discussed the current staffing. Currently temp agencies are being used to help with staffing in the office. Management continues to advertise the Administrative Assistant position, accept résumés, and interview candidates.

Management briefed the Board on other current projects completed and pending.

Voting Issues

Balcony Repair and Coating Contract/Contractor Proposals

Upon motion by Mr. Wilmot and seconded by Ms. Mullen, it was:
VOTED UNANIMOUSLY: To approve the contract with Commercial Waterproofing, Inc. in the amount of \$112,800.00 for necessary balcony repairs.

Revised Community Room Rules

Mr. Wilmot moved that the proposed Community Room rules which were circulated to the membership for feedback be amended as follows: (1) Daytime parties shall be permitted. (2) Parties must be confined to the hours of 9:00 a.m. to 6:00 p.m., with clean-up activities permitted until 8:00 p.m. (2) With the assistance of the Management Office, each party sponsor must hire an off-duty police officer to act as security guard for the event. (3) The number of attendees at an event must not exceed 50 unless prior approval to exceed that limit has been granted by the Board of Directors.

Upon motion by Mr. Wilmot and seconded by Mr. Rapanut, it was:

VOTED UNANIMOUSLY: To approve the new community rules as amended.

Mr. Wilmot asked Management to look into whether insulating the Community Room would be feasible and effective. Ms. Bailey said she would consult with our engineering firm, ETC, on the matter.

Elevator Maintenance Contract

Management discussed with the Board the two elevator companies, Capital Elevator and Century Elevator that they have met with. There was in-depth discussion regarding our elevators as well as the companies' references.

Upon motion by Ms. Mullen and seconded by Mr. Wilmot, it was:

VOTED UNANIMOUSLY: To approve the elevator contract with Capital Elevator to perform necessary and preventative maintenance on the elevators in the annual amount of \$19,200.00

Topics for Discussion

Police Satellite Office Reinstatement

Board discussed the issue earlier in the meeting.

Fire Department Connections/Fire Evacuation Plan

Management reported all repairs necessary have been completed and the fire department water connections on the exterior of the building are now up to code with the city. The fire evacuation plan is still in progress and should be completed soon.

Design Alliance Update

Management contacted Design Alliance and the contract price for a preliminary design remains the same from late last year. The Board is awaiting a final recommendation from the Building and Grounds Committee regarding the condition of the elevators in order to know the monetary costs for repairs, etc.

Late Fee Increase

Management surveyed local area condominiums on what their late fees are. The Board will vote on an increase at the next meeting.

Action Items List

Management and the Board discussed the current action items list.

Three-month Calendar

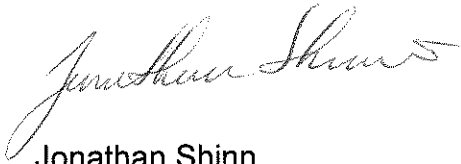
The scheduled June 26, 2007 Board Meeting will be moved to June 19, 2007.

New Business

None.

Adjournment

In according with the bylaws, Mr. Rapanut adjourned the meeting 10:40 p.m.
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jonathan Shinn", with a stylized flourish at the end.

Jonathan Shinn
Board Secretary