

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

February 26, 2008

Present: Rob Rapanut, President
Bruce Wilmot, Treasurer
Akisha Edogun, Secretary
George Huff, Director

Absent: Marisa Mullen, Vice President

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 was reached at 7:05 pm and the President called the meeting to order.

APPROVAL OF MINUTES

Upon motion by Mr. Huff and seconded by Ms. Edogun, it was:

VOTED UNANIMOUSLY: To approve the minutes of the Board of Directors meeting of January 29, 2008 as presented.

OPEN DISCUSSION

A resident asked about the status of repairs to her unit from water damage caused by a fourth floor unit. Ms. Avé-Lallemant told her to contact the management office and place a work order for painting.

Mr. Rapanut commented that in the future, if residents would like to submit questions ahead of time, they can be added to the preliminary agenda.

COMMITTEE REPORT - Neighborhood Watch

Ms. Avé-Lallemant reported that Mr. Kukowski, the Sentinel's new Neighborhood Watch Coordinator, had scheduled a meeting with Charlotte Mitchell-Young yesterday evening but was unable to attend tonight's meeting.

Mr. Rapanut suggested that committee representatives can submit their reports in advance of the Board meeting so the Board can be reviewed.

PRESIDENT'S REPORT

Mr. Rapanut had two items of interest. First, he stated that with regard to the proposed interior renovation project, he would like the mockup to be completed no later than April 1, after which there would be a 30-day comment period for residents to react to the mockup. During the comment period, the Board should hold a special session in which the designer can present and explain her selections. He urged management to meet the deadline.

Secondly, under the category of "curb appeal," he asked that the garage stairwells be pressure washed as they have become quite grimy. Ms. Bailey stated that this job is done in the fall and spring. Mr. Rapanut suggested that twice a year may not be sufficient. Ms. Bailey will ask the engineer if he can eradicate the grime.

MANAGEMENT AGENT'S REPORT

Ms. Bailey reported that Jim Regis of S-C Management Corp. would like to conduct a Board orientation session, as it has been several years since the last one, and he is suggesting a Saturday in April from 9am to noon. There was a discussion about what this training session would include and what costs it would entail. Mr. Huff suggested that perhaps if the purpose is to update the Board on certain documents or subjects, the training could be accomplished through e-mail. The Board members could initial a document confirming that they have been apprised of their responsibilities. Mr. Rapanut asked Ms. Bailey to determine what Mr. Regis' course objective is and to send the Board a short bulleted list.

Ms. Bailey reported to the Board that management is gathering other properties' resident surveys in preparation for the Sentinel's climate survey to be conducted in a few months.

FINANCIAL REPORT

Management reduced the delinquency to \$32,000 as of today (February 26, 2008), so some progress is being made. Due Process hearings were held for nine seriously delinquent owners, only one owner attended.

Ms. Bailey reviewed the financial statements dated January 31, 2008. She noted that miscellaneous repairs are \$7,000 over budget year-to-date. She further noted that additional mockup costs will show up in next month's reserve expenses.

Upon motion by Mr. Wilmot and seconded by Mr. Rapanut, it was:
VOTED UNANIMOUSLY: To approve the January 2008 Financial Report including the Delinquency Report as presented.

PROJECTS COMPLETED AND PENDING

Fifteen common area service requests were completed. Twenty in-unit work orders were completed. Exterminating service continues to perform well.

A resident had complained about pigeons leaving a mess on her balcony. Other residents have solved this problem by handing Mylar strips on the balcony area.

There was a discussion about a resident on the fourth floor who contracted plumbing repairs with a non licensed plumber on a Friday night. This work resulted in water damage to all three units below. The fourth floor resident is responsible for the cost to repair all damages and the Building Engineer's overtime. Ms. Bailey said she will ask the resident to check with her insurance company to see if this is an insured

item. She added that residents are not supposed to conduct plumbing work when the management office is closed, nor are unlicensed plumbers allowed to work within units, per the Plumbing Repair Policy.

VOTING ISSUES

A. Amend Parking Policy for Nuisance Vehicles and Decal and Remote Fee Increase

Upon motion by Mr. Rapanut and seconded by Ms. Edogun, it was:
VOTED UNANIMOUSLY: To authorize Management to tow vehicles from assigned spaces in the event of a safety hazard or at Management's discretionary authority, Policy Sections 5.6 and 8.4, and to increase the parking permit/garage remote replacement fee from \$25 to \$50, Policy Section 3.3, effective February 27, 2008.

The Board agreed to post the new policy on the Sentinel web site, www.sentinelcondos.org, and in the newsletter.

B. Pool Contract

Mr. Rapanut tabled the voting issue until March after Management received only one of three completed contract proposals.

TOPICS FOR DISCUSSION

A. Schedule for Elevator Upgrades

Upgrades are complete for car 3. Work will begin on car 1 by the end of the week and will take 3-4 weeks. Work will begin on Car 2 the first week of April. Car 2 will require additional sheave and hoist rope replacement, so the work is expected to take 6 weeks. The nicks on the new doors are the responsibility of Tyler Elevator, which has provided touch-up paint.

B. Action Items List - Unchanged

C. Three-month Calendar

Ms. Avé-Lallemant said that she may need dates from the Board for a possible rules violation due process meeting, suggested for March 18. Mr. Rapanut will be out of town March 31-April 4. Ms. Edogun will be out of town March 19-22.

NEW BUSINESS

A commercial unit owner had asked Management about the code letters and numbers on his latest assessment. Ms. Bailey was able to determine that they refer to his parking spaces at the Sentinel. While the land assessment remained the same, the building value increased. Mr. Rapanut reported that the State changed the classification of local zoning and has given Northern Virginia the authority to tax for transportation purposes. The City is presently evaluating whether they will use that authority. Ms. Bailey said that it appears that the City is classifying the commercial

units as exclusively commercial. There was a discussion about the commercial units owning their parking spaces, while the residential spaces are owned by the Association. Due to concern that the City might also impose a tax on the Association for parking spaces, the Board agreed that the Association should oppose this proposed new tax. Mr. Rapanut asked Mr. Huff to draft a letter from the commercial unit owners to the Mayor and City Council opposing Council action to impose an additional tax on commercial parking spaces.

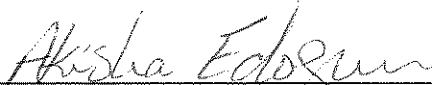
Ms. Bailey reported that Management has hired a temporary employee to work in the office and that Management is currently processing an application for Administrative Assistant.

OLD BUSINESS - None

ADJOURNMENT

Mr. Rapanut adjourned the meeting at 8:16 pm.

Respectfully Submitted,



Akisha Edogun, Secretary



Martha Morris, Recording Secretary