

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS

ANNUAL MEETING MINUTES

Held at Fairlington Community Center

November 9, 2011

ATTENDEES

Kathy Clatanoff (President); Ray Alexander (Vice President); Jonathan Rolbin (Secretary); Margaret Windus (Treasurer); Amanda Deringer (At Large); Terry McGuire (Cardinal Management); approximately 15 Glen Co-owners and interested parties.

CALL TO ORDER AND INTRODUCTION OF THE BOARD

Kathy Clatanoff, President, called the meeting to order at 7:30pm. It was established that a quorum, defined as at least 25%, was present by proxy and in person. The Board was introduced.

APPOINTMENT OF PARLIAMENTARIAN

Maynard Dixon was introduced to the room and appointed parliamentarian. Kathy Clatanoff explained the rules of the meeting. At her suggestion, the Council waived the rules until such time as the President determines them necessary.

PROOF OF NOTICE OF MEETING

Kathy Clatanoff reported that the notice of the annual meeting of the Fairlington Glen Council of Co-Owners was mailed to all co-owners of record in accordance with the Virginia Condominium Act.

SELECTION OF INSPECTOR OF THE ELECTION

Alan Bow was appointed inspector of the election.

PRESIDENT'S REPORT

Kathy Clatanoff reported on the year's progress and saluted the many Glen volunteers who were involved with several of those projects. Projects in 2011 included replacing four slate roofs,

resurfacing the basketball court and replacing the baskets and poles, completely renovating the tennis court surfaces (the triple courts AND the single court), resealing and striping of all court parking lots, replacing mailboxes in the 23 B-Buildings, painting of buildings in Courts 9-12, and completing a number of drainage projects.

2012 BUDGET PRESENTATION

Margaret Windus, Treasurer, thanked the members of the finance committee for their continued work this year, especially thanking Bill Worsley for his lead authorship of the reserve study and yearly updates, as well as serving as financial advisor. She then presented the Board's proposed budget for 2012, with a condo fee increase of 2.7%. The long term plan to fund the reserves remains on target. Margaret noted that the Glen has been fortunate to have never needed a special assessment. The Glen's reserve study, completed in 2008, is available on our Yahoo site or from Margaret Windus (bowindus@verizon.net) or Bill Worsley (wdworsley@aol.com).

PRESENTATION OF BOARD CANDIDATES

Kathy Clatanoff introduced the two candidates running for the two open seats on the Board. They are Maynard Dixon and Jay Yianilos. Each candidate was given an opportunity to briefly address the crowd.

VOTE ON 2012 BUDGET, CANDIDATES, AND 2010 MINUTES

The ballots were collected and the Inspector of the Election retired to the corridor to count the ballots.

COMMITTEE REPORTS

None were given

OLD BUSINESS

No old business

NEW BUSINESS

The annual Glen Water Conservation Award was given to Court 5, which reduced its consumption by 23% in the past year over the previous year.

Alan Bow recommended that the Board institute a policy of banning handbill distribution and commercial solicitations in Fairlington Glen. Such a policy is in place in many condominium communities. According to the police department, this can protect against people seeking to identify later opportunities for crime, such as unlocked doors or handbills not removed.

Also, the co-owners, the property manager, and Board members recognized outgoing Board members Kathy Clatanoff and Margaret Windus for their outstanding service and contributions to the Board and the residents of Fairlington Glen.

VOTE ON 2012 BUDGET, CANDIDATES, AND 2010 MINUTES

Kathy Clatanoff announced the results of the vote for Board of Directors, approval of the minutes, and the 2012 budget. Maynard Dixon was elected to the Board by a vote of 31.9% of voting interest (91.7% of the votes cast). Jay Yianilos was elected to the Board by a vote of 28.8% of voting interest (83.7% of the votes cast).

The budget was approved by a vote of 34.1% (99.2% of the votes cast).

The minutes of the 2010 Annual Meeting were approved by a vote of 33.9% of voting interest (98.3% of votes cast).

The meeting was adjourned at 8:10pm.

Respectfully submitted,

Jay Yianilos

Board Member Elect