

# The Plaza at Dunn Loring (TPDL)

## Board Meeting

### 1/16/2014 Minutes

Meeting called to order by Ina Nenninger at 7:06 pm, 1/16/14

Attendance: Directors present: Ina Nenninger (Call in at 730p) Kenny Shealy, Doug DiSabello and Deborah Howard.

Managing Agent: Derenda Culligan present.

President Ina Nenninger noted that a quorum was present at the Meeting.

**Unit Owners Forum:** A.) No owner present.

#### **Management Report:**

**Motion** to approve Advantage Community Management Corp. to follow pre-treatment of sidewalk and road during inclement weather recommendations of contracted company Lancaster. Motioned by Douglas DiSabello and approved by Ina Nenninger. Motioned passed unanimously.

**Motion** to approve ACE Plumbing to repair the copper water main for building 2665 / 2663 in the amount of \$1575.00. Approved by Deborah Howard and seconded by Kenny Shealy. Motion passed unanimously.

**Motion** to approve Creative Contractor to repair 2663-311 closet in the amount of \$285.00. Approved by Douglas DiSabello and seconded by Ina Nenninger. Motion passed unanimously.

**Motion** to approve Creative Contractor to tarp the flat roof in 2651 during inclement weather prior to repair in the amount of \$400.00. Approved previously via unanimous e-mail.

**Motion** to approve Creative Contractor to create community signs at \$270 each. Approved by Ina Nenninger and seconded by Douglas DiSabello. Motion passed unanimously.

**Motion** to approve 2014 financial budget. Approved by Ina Nenninger and seconded by Deborah Howard. Motion passed unanimously.

**Motion** to adjourn the meeting at 9:05pm. Motioned by Secretary Douglas DiSabello and seconded by President Ina Nenninger.

## **The Plaza at Dunn Loring (TPDL)**

### **Board Meeting**

### **2/20/2014 Minutes**

Meeting called to order by Ina Nenninger at 7:06 pm, 2/20/14

Attendance: Directors present: Ina Nenninger, Kenny Shealy, Doug DiSabello and Deborah Howard, Sara Wachspress.

Managing Agent: Derenda Culligan not present.

President Ina Nenninger noted that a quorum was present at the Meeting.

**Unit Owners Forum:** A.) No owner present.

**Management Report:**

**A.) Motion** for Board Member Douglas DiSabello to purchase pilot cellular phone system to provide phone service for elevators and call box: Ina Nenninger motioned, 2nd the motion by Kenny Shealy, motion passed by unanimous vote.

**B.) Motion** to adjourn the meeting at 8:15pm. Motioned by Secretary Douglas DiSabello and seconded by President Ina Nenninger.

## **The Plaza at Dunn Loring (TPDL)**

### **Board Meeting**

### **3/17/2014 Minutes**

Meeting called to order by Ina Nenninger at 7:05 pm, 3/17/14

Attendance: Directors present: Ina Nenninger, Kenny Shealy (arrived 7:15p), Douglas DiSabello, Sara Wachspress, and Deborah Howard

Managing Agent: Derenda Culligan not present.

President Ina Nenninger noted that a quorum was present at the Meeting.

**Unit Owners Forum:** No comments.

**Management Report:** New management company.

**A.) Motion** to terminate contract with Creative Contractors for painting of interior walls and purchase remaining paint from Creative Contractors if needed: Ina Nenninger motioned, 2nd the motion by Deborah Howard, motion passed by unanimous vote.

**B.) Motion** to contact Color Expressions for a revised interior wall painting quote for ceiling painting and touch up for all building repairs: Ina Nenninger motioned, 2nd the motion by Deborah Howard, motioned passed by unanimous vote.

**C.) Motion** to adjourn the meeting at 9:00pm. Motioned by Ina Nenninger and seconded by Deborah Howard.

# The Plaza at Dunn Loring (TPDL) (aka Westbriar Plaza)

## Board Meeting

### 12/16/2013 Minutes

Meeting called to order by Deborah Howard at 7:17 pm, 12/16/13

Attendance: Directors present: Sara Wachspress, Ina Nenninger (Call in at 730p) Kenny Shealy, Doug DiSabello and Deborah Howard.

Managing Agent: Derenda Culligan present

Vice President Deborah Howard noted that a quorum was Present at the Meeting

**Unit Owners Forum:** A.) No owner present.

**Motion** to approve minutes from November 2013 Board meeting: Deborah Howard motioned, 2nd the motion by Sara Wachspress, motion passed by unanimous vote.

**Motion** for Deborah Howard to take the position of Vice President and Douglas DiSabello to take the position of Secretary. Treasurer Kenny Shealy motioned and Sara Wachspress 2nd the motion, motion passed by unanimous vote

#### **Management Report:**

**Motion** to ratify unanimous e-mail vote for flat roof repair. Sara Wachspress motioned and seconded by Vice President Deborah Howard.

**Motion** to approve painting contract from Creative Contractor for painting of all common building area internal walls and doors. Motioned by Sara Wachspress and seconded by Secretary Douglas DiSabello.

**Motion** to adjourn the meeting at 9:30pm. Motioned by Sara Wachspress and seconded by Secretary Douglas DiSabello.