CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, March 27, 2018

The regularly scheduled monthly meeting of the Board of Directors for March was held on Tuesday, March 27, 2018. The meeting was called to order at 7:02 p.m. by Vice President Jon Dellaria at the Cameron Club located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

**Board Attendance**
- Jon Dellaria, Vice President
- Elliott Waters, Director
- Mindy Lyle, Director
- Paul Rocchio, Director

**Members Absent**
- Margaret Brock, President
- Martin Menez, Treasurer
- Michael Johnson, Secretary

**Others Attending**
- Judy Johnson, General Manager, CMC
- Deirdre Baldino, Assistant General Manager, Recording Secretary, CMC
- Cameron Station Residents

**APPROVE AGENDA**
Move To: “Approve the agenda with the addition to add ASSOCIA On-Call Proposal to add the replacement of all the precast columns for the John Ticer Gazebo to Board Decision as amended”.
Moved by: Mindy Lyle
Seconded: Paul Rocchio
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez

**MOTION PASSED**

**GUEST SPEAKER**
Deputy Chief Huchler with the Alexandria City Police Department (not present at the meeting) informed Management that he was retiring after 26 years of service and mentioned it had been pleasure working as the Police Liaison for Cameron Station. The APD is currently working on to facilitate another Police liaison for the community. Prior to his retiring, Deputy Chief Huchler provided his report to Ms. Johnson and she briefed the Board that it had been a fairly quite month with a few calls of suspicious activity which were mostly residents calling to report suspicious persons or vehicles. He reported that this is a good sign in that the community is looking out for one another and calling the police with their concerns.
GUEST SPEAKER
Cambria Square Board of Directors’- were present and addressed the Board with several questions and wanted to open up communication between the two communities and expressed interest in the pedestrian pathway.

RESIDENTS’ OPEN FORUM
None.

APPROVAL OF MINUTES
Move To: “Approve the minutes from the February 27, 2018 Board of Directors meeting as presented.”
Moved by: Mindy Lyle
Seconded: Elliott Waters
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez
MOTION PASSED

FINANCIAL REPORT FOR FEBRUARY 2018
This summary reflects the un-audited fiscal year 2018 financial entries. Please be reminded, this is a snapshot of the Association’s financial situation as of February 28, 2018.

<table>
<thead>
<tr>
<th>EXECUTIVE SUMMARY</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Cash and Investments</td>
<td>$2,490,517.57</td>
<td>$629,196.00</td>
<td>($202,652.67)</td>
</tr>
<tr>
<td>YTD Income</td>
<td>$426,543.33</td>
<td>$629,196.00</td>
<td>($202,652.67)</td>
</tr>
<tr>
<td>YTD Expenses</td>
<td>$387,875.43</td>
<td>$398,184.50</td>
<td>($10,309.07)</td>
</tr>
<tr>
<td>YTD Net Income, surplus/(loss)</td>
<td>$38,667.90</td>
<td>$231,011.50</td>
<td>($192,343.60)</td>
</tr>
</tbody>
</table>

Mr. Gathers, FAC Chair presented the report as included in the BoD packet. Also, to be noted that the delinquency rate is 3.87% which is within the industry standard of 3%-5%.

PRO-FIT REPORT FOR FEBRUARY 2018
Presented report as provided in BoD packet.

OFFICERS’/COMMITTEE REPORTS
Cameron Club Facilities Committee
The committee recently has a new member and their appointment recommendation is on tonight’s agenda and the CCFC still currently has one (1) open position. Also, the CCFC is working with ProFIT and Cameron Station resident Dr. Austin, DPT with Solutions Physical Therapy and Sports Medicine to begin conducting free seminars on topics such as gait analysis. This will be handled through ProFit and announcements will go out through the community email blasts and by ProFIT. Mr. Celeste also briefed the Board that pool season is fast approaching and there might be issues with staffing the pool tiki snack bar (Pretentious
Gourmet) and the CCFC anticipates to have more information on this topic following their April meeting.

Activities and Events Committee
The A&E Committee recently filled their last open position and they will make their final appointments at their April meeting. The main event the committee is gearing up for is the Annual Spring Eggstravaganza and there is BUNCO and kids movie night scheduled for the month of April. The Annual Spring Community Yard sale is set for April 28th with the rain date of May 5th.

Architectural Review Committee
None.

Common Area Committee
The CAC has a few items on tonight’s agenda that include several Lancaster proposals that are standard and all within budget and recommends the member appointment.

Communications Committee
None.

Financial Advisory Committee
Nothing else to sufficiently to report. The FAC has currently still has (1) one vacancy and has been advertising in the weekly email blast.

**MATTERS FOR BOARD DECISION**

a. Appointment of New Common Area Committee Member

**Move To:** “Approve the appointment of Wendy Ulmer as a member of the Common Area Committee”.
Moved by: Mindy Lyle
Seconded by: Paul Rocchio
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez

**MOTION PASSED**
b. Appointment of New Cameron Club Facilities Committee

Move to: “Approve the appointment of Susanna Carrillo as a member of Cameron Club Facilities Committee”.  
Moved by: Mindy Lyle  
Seconded by: Elliott Waters  
For: All  
Against: None  
Absent: Margaret Brock, Michael Johnson, and Martin Menez  
MOTION PASSED

c. Lancaster Proposal #28981- Summer Flower Installation

Move to: “Approve the Common Area Committee (CAC) recommendation for the Lancaster proposal #28981 for summer flower installation in the amount of $6,360.00 to be expensed to GL6150- Flower Rotation & Landscaping”.  
Moved by: Mindy Lyle  
Seconded by: Paul Rocchio  
For: All  
Against: None  
Absent: Margaret Brock, Michael Johnson, and Martin Menez  
MOTION PASSED

d. Lancaster Landscapes Proposal #418-1218- Irrigation Contract

Move To: “Approve the Common Area Committee (CAC) recommendation for the Lancaster Landscapes Proposal #418-1218 for Irrigation Start-Up and Winterization in the amount of $10,386.00 to be expensed to GL6299- Irrigation System Contract”.  
Moved by: Mindy Lyle  
Seconded by: Elliott Waters  
For: All  
Against: None  
Absent: Margaret Brock, Michael Johnson, and Martin Menez  
MOTION PASSED

e. Lancaster Landscapes Proposal #28927- Paver Installation

Move To: “Approve the Common Area Committee (CAC) recommendation for the Lancaster Landscapes Proposal #28927 for paver installation at the Duke Street and Gardner entrance in the amount of $840.00 to be expensed to GL3364- Capital Improvements Reserves”.  
Moved by: Mindy Lyle  
Seconded by: Paul Rocchio  
For: All  
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez

**MOTION PASSED**

f. Lancaster Landscapes Proposal #29007- Drainage Work

**Move To:** “Approve the Common Area Committee (CAC) recommendation for the Lancaster Landscapes Proposal #29007 for drainage work at 148-150 Martin Lane in the amount of $1,107.50 to be expensed to GL3364 - Capital Improvements Reserves”.

Moved By: Mindy Lyle
Seconded By: Paul Rocchio
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez

**MOTION PASSED**

g. John Ticer Gazebo- ASSOCIA On-Call

**Move To:** “Approve to add the option to replace all the precast columns in the amount of $2,575.00 to the original contract with the total amount of $55,352.00 to be expensed from GL3280 - Repair & Replacement Reserves”.

Moved By: Mindy Lyle
Seconded By: Paul Rocchio
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez

**MOTION PASSED**

**OLD BUSINESS**
None.

**NEW BUSINESS**
Ms. Lyle reported that the Landmark Mall site is moving along and that there is an implementation meeting on April 5th at the Cameron Club for the new apartment construction site.

**MATTERS FOR BOARD DISCUSSION**

a. ADS- Weekly Report- Included in the Board packet for review.


MATTERS FOR BOARD REVIEW AND INFORMATION
Management Report- Included in board packet for review.

EXECUTIVE SESSION
Move To: “Enter into executive session at 8:27 p.m. to discuss delinquencies and collection reports”.
Moved by: Paul Rocchio
Seconded: Mindy Lyle
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez
MOTION PASSED

Move To: “Exit executive session at 8:37 p.m.”
Moved by: Mindy Lyle
Seconded: Paul Rocchio
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez
MOTION PASSED

Move To: “Adjourn the meeting at 8:38 p.m.”
Moved by: Mindy Lyle
Seconded: Elliott Waters
For: All
Against: None
Absent: Margaret Brock, Michael Johnson, and Martin Menez
MOTION PASSED

Minutes prepared and respectfully submitted by Deirdre Baldino, Recording Secretary, CMC