

REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
VANTAGE POINT WEST AT LEISURE WORLD  
A CONDOMINIUM UNIT OWNERS ASSOCIATION  
(MUTUAL 23)

April 27, 2009

A regular meeting of the Board of Directors of Vantage Point West at Leisure World- A Condominium, (Mutual 23) was held in the Party Room at 3210 North Leisure World Blvd., Silver Spring Maryland, 20906 on April 27, 2009.

**DIRECTORS PRESENT:** Morris Krowitz, President; Joan Jenkins, Vice President; Elizabeth Hargreaves, Secretary; Neil Ross, Treasurer; Murray Grant, Director; Carl Jacobs Director; Alma Melcher, Director.

**MANAGEMENT:** Tim Coursen, Assistant General Manager for Mutual Operations; Alisia Madariaga, Property Manager; Cris Juarez, Recording Secretary.

1. Call to Order- Mr. Krowitz called the meeting to order at 10:04 a.m.
2. Adoption of Agenda- The agenda was approved as presented.
3. Approval of Executive Meeting Minutes – The minutes of the Executive Meeting held on March 23, 2009 were approved as presented.
4. Approval of Regular Meeting Minutes- The minutes of the Board meeting held on March 23, 2009 were approved as amended. Item 5(f), second paragraph, last sentence was corrected to read "...months of delinquent condo fees from the buyer in a sale of a foreclosed unit." Also, Item 5(g), second paragraph, last sentence was corrected to read "...are currently invested in short term investments."
5. Correspondence-  
A copy of the letter mailed to the unit owners of unit #120 requesting reimbursement for the damages incurred on 4/1/08 due to an insurance claim.

A copy of the letter mailed to the unit owner of #612 requesting reimbursement for the damages incurred on 1/29/09 due to an insurance claim.

A letter was received from Ellen Coleman, real estate agent regarding the purchased of unit #414 was received. She requested waiver of the restriction requiring a unit owner to own the unit for one year prior to offering the unit to be leased. The Board discussed the request and determined that the restriction was part of the bylaws and could not be waived. Upon motion duly made and seconded, the Board agreed-

To deny the request of Ellen Coleman regarding the waiver of the leasing restriction as noted in the bylaws and notify her in writing.

**General Resolution # 09-10, 4/27/09**

6. Reports-

- a. President's Report- Mr. Krowitz reported that the Board meeting for next month will be on May 18, 2009, a week earlier due to a holiday the following week.

He also reminded residents that the Annual Meeting will be on June 17, 2009. A Meet the Candidates Night will be held on May 28, 2009 in the Activities Room of Clubhouse II.

Mr. Krowitz noted that the Atlantic City trip will be on May 5, 2009; the Deli Party will be held in June, information will be in the next newsletter.

Mr. Krowitz reported that there was a sprinkler leak, which was repaired. The Board discussed requesting reimbursement from IDI. Upon motion duly made and seconded, the Board agreed-

To request reimbursement from IDI for the sprinkler leak occurring on 4/3/09 in unit #808.

**General Resolution # 09-11, 4/27/09**

Mr. Krowitz stated that Chris Hennessy, Administrative Assistant, submitted his two weeks notice and will be leaving the employment of Leisure World of Maryland Corporation on May 8, 2009. A good-bye party will be held for him in the Party Room.

- b. Secretary's Report- Mrs. Hargreaves reported that she reviewed and signed the minutes pertaining to the Board meeting held in March 2009. She also submitted the Executive Meeting minutes. Mrs. Hargreaves signed the appointment letters for the Elections Committee.
- c. Treasurer's Report- Mr. Ross presented the Treasurer's Report for the month of March 2009. The report was received, noted and made part of the record.
- d. General Manager's Report- The report for April 2009 was received noted and made a part of the record.
- e. Property Manager's Report- The report for April 2009 was received noted and made a part of the record.
- f. Leisure World Board of Directors- Mr. Ross stated that the Mutual could enter into a separate agreement with Comcast for additional services such as High Definition after the master contract is signed by LWMC; majority of the unit owners must agree for the additional services. Mr. Coursen clarified that the goal is to provide the non high rise Mutuals with the same level of service as they enjoy now. Comcast could offer bulk rates for additional services if the entire Mutual agrees. Mr. Ross recommended forming a committee after the contract is in effect and poll unit owners to determine if they would like to request additional services from Comcast.

- g. Committee Reports- The minutes of the Committee meetings were included in the agenda packet.

7. Old Business- None

8. New Business-

- a. Activities Committee Recommendation Re: Holiday Cocktail Party: The Board discussed a recommendation from the Activities Committee to approve the use of the lobby as overflow for the Holiday Cocktail Party with food and drinks. They Upon motion duly made and seconded, the Board agreed-

To approve the use of the lobby as overflow for the Holiday Cocktail Party with food and drinks.

**General Resolution # 09-12, 4/27/09**

- b. Approval of Payment for Sprinkler: Upon motion duly made and seconded, the Board agreed-

To approve payments totaling \$1,600 to Northstar Fire Protection for the repair of the sprinkler leak occurring on 4/3/09 in unit #808.

**General Resolution # 09-13, 4/27/09**

- c. Approval of Lien Filing Procedures: The Board discussed the proposed resolution from the General Manager to authorize LWMC to proceed with sending a unit owner a Notice to File a Lien when said unit owner becomes more than two months delinquent. The Board discussed waiting longer than two months before sending the Notice. Upon motion duly made and seconded with one abstention (Grant), the Board agreed-

That the Board of Directors of Mutual 23 authorizes its agent, Leisure World of Maryland Corporation (LWMC), to proceed with sending a unit owner a Notice to File Lien when said unit owner becomes two months in arrears. The Board authorizes the Agent to use the services of legal counsel to administer the lien process.

**General Resolution # 09-14, 4/27/09**

9. Open Forum- The Board responded to questions from the residents.

10. Adjournment- The meeting adjourned at 11:13 a.m.

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Cris Juarez, Recording Secretary

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Elisabeth Hargreaves, Secretary to the Board of Directors Vantage Point West