

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

May 18, 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 May 18, 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: Mark Ellis, Deputy General Manager; Alisia Madariaga, Property Manager; Cris Juarez, Recording Secretary.

1. Call to Order- Mr. Krowitz called the meeting to order at 10:05 a.m.
2. Adoption of Agenda- The agenda was approved as presented.
3. Approval of Regular Meeting Minutes- The minutes of the Board meeting held on April 27, 2009 were approved as amended. Page 2(f) first line, remove "after".
4. Correspondence- The following letters were included in the agenda packet:

A copy of the letter mailed to Ms. Coleman advising her that her request to waive the restrictions for renting a unit was denied.

A copy of a letter from Mrs. Kirkland to Ms. Altman, LWCC Chair, regarding drivers failing to stop at crosswalks. The Board recommended to Mr. Ellis placing a sign in the median. They also discussed the speed bumps placed in the parking lot of the Administration Building. Mr. Ellis noted that they are planning placing additional speed bumps at the gates.

A copy of an email received from IDI regarding the association's request to pay for the sprinkler leak in unit #808. After contacting Northstar, IDI determined that the damage would not be covered under the structural warranty.

5. Reports-

a. President's Report- Mr. Krowitz introduced and welcomed Krista Bladen, new Administrative Assistant. He also reported that jet washing will be done in the first week of June in the garages. Mr. Krowitz reported that Alma Melcher, Mike Schwartz, Joan Jenkins, Murray Grant, and Jack Moss will be running for the Board at the next Annual Meeting. A "Meet the Candidates Night" will be held on May 28th at 7:00 pm in the Activities Room of Clubhouse II.

b. Secretary's Report- No report at this time.

c. Treasurer's Report- Mr. Ross presented the Treasurer's Report for the month of April 2009. The report was received, noted and made part of the record.

The Board discussed an article on replacement reserves submitted by the Treasurer in the May newsletter.

d. General Manager's Report- The report for May 2009 was received noted and made a part of the record.

e. Property Manager's Report- The report for May 2009 was received noted and made a part of the record.

f. Leisure World Board of Directors- Mr. Ross reported that on June 20th the LWCC will hold an Open Forum for all residents. Residents wishing to speak on Leisure World Trust matters should sign up in advance. Dr. Grant asked questions regarding the proposed new insurance legislation, House Bill 287. Mrs. Hargreaves noted that she will get clarification and report back.

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

6. Old Business- None

7. New Business-

a. Building and Grounds Committee Recommendation Re: HVAC Accessories Seminar- Mr. Krowitz noted that a seminar will be held to offer additional information on HVAC accessories. The seminar is tentatively scheduled for June 4th. Upon motion duly made and seconded, the Board agreed-

To authorize AMD Mechanical Contractors to hold a seminar in the Party Room in early June explaining the available residential HVAC accessories offered at a bulk rate to purchase by residents.

General Resolution #09-15, 5/18/09

b. Building and Grounds Committee Recommendation Re: McFall & Berry Landscaping/Snow Removal Service Contract Renewal. Mr. Ellis noted that

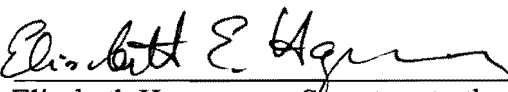
Management will meet with McFall & Berry regarding the increase for 2011 and 2012. They will ask to tie it to the CPI index with a maximum of 2%. Also, McFall and Berry has agreed to supply a higher level of mulch and take care of the landscaping around the globe. Upon motion duly made and seconded, the Board agreed-

To accept the three year Leisure World of Maryland Corporation contract renewal with McFall & Berry for landscape/snow removal services effective January 1, 2010 through December 31, 2012

General Resolution #09-16, 5/18/09

- c. Promotional Gifts for Volunteers: The President of the Board discussed giving gifts to volunteers at the Annual Meeting. The Board expressed their opinions; they agreed not to purchase promotional gifts.
8. Open Forum- The Board responded to questions from the residents.
9. Adjournment- The meeting adjourned at 11:13 a.m.


Cris Juarez, Recording Secretary


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