

**COLONNADE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**JUNE 28, 2022**

**MINUTES**

Board Members in Attendance:

Mannie Pallia, President  
Andrea Tasan, Vice President  
Michele Rubinstein, Treasurer  
Jon Seppala, Director at Large

Property Management in Attendance:

Shireen Ambush, Property Manager  
Glen Charles, Assistant Property Manager

The Board meeting was called to order at 7:30 pm by Mannie Pallia who welcomed all in attendance. Mannie reviewed the meeting format which allows each owner 2 minutes of uninterrupted time to make comments during the Homeowner Comments at the end of the meeting which will be answered either during the meeting or in writing and posted on the CCA's website following the meeting. Mannie reminded all participants that there is to be no recording of the meeting.

Board Meeting Minutes:

The Board reviewed the minutes of the May 24, 2022 Board meeting and voted unanimously to approve them as written.

Treasurer's Report:

Michele Rubinstein advised that the CCA had exceeded the amenity rental fee revenue as of the year-to-date numbers and is slightly over budget on a few other line items but we expect to balance the budget for water and pool expenses next month. The garage expenses are also over budget. Michele commended Condo 2 for their unappropriated member's equity being positive for the first time ever and the reserve across all of the Colonnades are looking good.

Committee Reports:

- Security/Parking:
  - Michele Rubinstein suggested inquiring with Realtor, Jean Bullock on the value of a deeded garage parking space on the 4<sup>th</sup> floor of the garage. Abaris will contact Jean.
  - The Board reviewed the inquiry from the Condo 5 Board about storage of certain items in the deeded/assigned garage parking spaces. The Board confirmed that bicycles, carts and wagons may be stored in the parking space as long as a vehicle can still fit fully within the parking space.

- The Board reviewed the proposal from CSG Engineering to conduct a feasibility study for installation of EV Charging Stations in the garage. The Board requested CSG to include a feasibility study for installation of solar awnings on the top level of the garage as part of this project. Abaris will request a revised proposal.
- Events:
  - Mannie Pallia announced that she will be the new liaison for the Events Committee. Ceil Coliton recommended appointing a new member to the Committee, Faye Bowen. The Board voted unanimously to appoint Faye Bowen to the Events Committee. Ceil advised that a pool party is planned for later on this summer and the Committee is still working on the details. Notices will be posted and the event is tentatively scheduled for the 3<sup>rd</sup> weekend in July or on Labor Day weekend.
- Common Areas:
  - None
- Landscape:
  - Andrea Tasan reported that the CCA did not receive the Chesapeake Bay Trust Grant as they look at the Colonnade as an upper income community that should offer a cash match for the grant. We requested a letter of support from KCA but never received it. Shireen Ambush suggested requesting a letter of support from the City of Gaithersburg.
  - Andrea inquired about the trash cans on the pool deck and how often they are emptied. Abaris will confirm the schedule and whether it is the lifeguards or the janitorial crew that services them daily.
- Communication:
  - Michele Rubinstein reported that she is working with the Webmaster on updating the website to create a section for meeting agendas. She also suggested an email blast reminding residents not to leave bags of garbage in the common hallways or outside on the ground at the exterior doors of the building.
- ACC:
  - None
- Gym:
  - Jon Seppala requested that the following volunteers be appointed to the Gym Committee: Dan Koffman, Jim Hoehn and Charlie Mayo. Mannie Pallia and Jon Seppala will be the other 2 members of the Committee. The Board voted unanimously to appoint the 3 residents to the Gym Committee. Jon is currently researching different types of spin bikes and will make a recommendation to the Board soon.

Presentation from Roger Bradbury:

Roger Bradbury introduced himself as a unit owner and Board Member of Condo 3 who lives in 11 Arch Place. He has reviewed the KCA Annexation Agreement that outlines the terms for the Colonnade to be annexed into KCA. He challenged that full and proper disclosure was not given to purchasing unit owners by the developer of this Agreement at the time units were converted and sold. He suggested challenging this absence of disclosure by the developer to negotiate a lower KCA fee. Mannie Pallia, an original unit owner who bought from the developer recalled that the KCA Annexation Agreement was created after the developer had already started selling units and at that time it was supported by former Kentlands owners who moved to the Colonnade early on. Roger Bradbury suggested gathering information from original unit owners to confirm if the Agreement was included in their disclosure package before they purchased the unit. The Board agreed to take Roger's suggestions into consideration.

Homeowner Comments:

Cherie Koerner – Inquired about EV Charging Stations and who is paying for their installation and for the electricity. She also asked why there were not Q&As posted from the May Board meeting.

Deb Wenzel reported kids riding scooters and she called the non-emergency number for the police who will come if they are called when this is happening. Deb reported that the Post Office Supervisor needs to be alerted that the carrier is not helping with package delivery. She thanked Roger Bradbury for his comments on the KCA Agreement noting that the fee is \$57,000 per year and she is interested in seeing any ballots from votes that were taken to adopt the Agreement and asked what percentage of owners is required to adopt it.

Gail Mroz noted that the newspapers in the mail room has gotten better since the new policy was implemented.

Jeff Laizure thanked the Board for the handicap door openers on the bridge doors and inquired about the other doors that don't have it. He asked if there is an active ADA Committee and if there will be an appreciation event for Bruce Sklar. Jeff also asked when the dead trees on Quince Orchard will be replaced.

Paul Lindson asked when the next Board elections are held and if there is an independent audit conducted every year.

Roger Bradbury confirmed the date of the Annexation Agreement is July 5, 2006. He suggested a legal review of the original disclosures issued by the developers to unit owners who bought after the Annexation Agreement date and let the attorney decide if we have a claim worth pursuing.

### Board Response:

Mannie Pallia confirmed that the responses to the Homeowner Comments at the May meeting were given at the meeting and were recorded in the minutes of that meeting so that is why no Q&As were posted on the website. The approved May Board meeting minutes will be posted on the CCA's website for all residents to view.

The CCA Board is having a feasibility study conducted to confirm how the electricity for EV Charging Stations is paid for by the individual using the station. It is usually done by credit card. She noted some residents have been observed using the outlets in the garage to charge their EVs and those outlets have been locked.

If scooters are observed, residents may report it to the police for enforcement when it is actively occurring.

Roger Bradbury provided some very useful information which the Board will take into consideration. The CCA has previously paid for multiple different attorneys to review the Annexation Agreement to see if there is any way to get out of it to no avail. The vote to enter into the Agreement was done while the developer was still in control so there was no unit owner approval required. None of the 5 Condos had yet been turned over from developer control at that time. We are unaware of how many original owners are still in Colonnade who purchased after the date the Annexation Agreement was executed.

Condo Board elections are held every year and notice is sent to each unit owner 60 days and 30 days in advance of the Annual meeting. All 6 Colonnade Associations have independent audits conducted annually.

There is no formal ADA Committee. There are currently no plans to install additional handicap door openers and the one that was installed was a result of a direct request from a resident. Dryer vent cleaning hearings were held and those owners who have not complied will be fined. No decision has been made on any community-wide appreciation event for Bruce Sklar. One tree along Quince Orchard Drive is dead and scheduled for removal and replacement with a cherry tree. The other trees may not be completely dead and those will be addressed by the County.

Mannie Pallia commented on a NextDoor posting that we do not have any exclusive agreement with any internet provider. The original builders used Comcast for the original wiring. Other providers we have consulted with are not interested in paying to install fiber without an agreement for 100% participation of all units.

There being no further business, the Board voted to go into executive session for the purpose of discussing individual owner accounts, legal matters and personnel matters.

The Board meeting was adjourned at 9:11 pm.