

CONNER SQUARE CONDOMINIUM UNIT OWNER'S ASSOCIATION REGULAR MEETING OF  
THE BOARD OF DIRECTORS

12 December 2017

The regular Meeting of the Board of Directors was held at the office of James Turner, 9205 B Enterprise Court, Manassas Park, VA 20111.

Mr. Turner called the meeting to order at 2:15 PM. The following board members were in attendance: James Turner, Bruce Chestnutt, and Edward Knippers. Terri Jenkins of Burke Community Management Group was also in attendance.

A notice waiver was signed and a quorum was declared.

The minutes of 31 October 2017 were reviewed. Motion to accept the minutes was made by Mr. Turner; seconded by Mr. Chestnutt. Accepted.

There was no board meeting in the month of November.

The financial report ending 30 November 2017 was reviewed and found in order. It was decided by the board to place \$53,000 of the reserves in Money Market in order to keep it separate from the funds for running expenses.

The problem of crushed downspouts was discussed. Mr. Turner has checked on the possibility of plastic or hard metal. After weighing the pros and cons it was decided to have Mr. Turner replace the damaged downspouts with what is there. However, before doing so he will check on the possibility of rubber replacements.

The lights on the exterior of the buildings was mentioned but no conclusion was reached.

Ms. Jenkins explored the possibility of a new insurance company. If we were to go with the new arrangement several of the businesses would need to make upgrades in their operation such as a commercial stove for the deli and better dust containment for Demitrious and Company. It was decided to keep the present arrangement.

The draft audit for 2016 from the Morrow, PC, Auditing and Consulting Services was reviewed by the board. It was approved and signed by Mr. Turner. The final report is to come.

The next meeting of the board is scheduled for 23 January 2018.

The meeting adjourned at 2:45 PM

Minutes submitted by

Edward Knippers  
Secretary

Approved James M date 1-23-18