

Minutes of the Bel Pre Recreational Association Inc.
Meeting of 24 April 2014

The meeting was convened at 7:35 pm at the community meeting room of the Wheaton-Glenmont Police Station, 2300 Randolph Rd., Wheaton, MD. Present were President Elliot Chabot, Vice President Kim Watters, Treasurer Bob Bowser, Secretary Dan Keating, and members Adam Shepard and Kye Pak. Member Anthony Wormack arrived a few minutes later. Missing were members Paulette Ladas and Greg Miller. Also present was administrative assistant Brenda Henry, association member Linda Dunnigan, former board member Chris Swan and former board president Marjorie Rosensweig. Keating kept the minutes.

The board approved the agenda unanimously 6-0 with Chabot, Watters, Bowser, Keating, Shepard and Pak in favor.

In public comments, Rosensweig objected to board support of entertainment evenings at the pool organized and sponsored by the Civic Association. The previous month, the board had unanimously voted to fund staffing for the events and pay \$250 toward costs of the two movie nights and two music events. Rosensweig also urged the board to be more active in challenging litigation brought by Pierre and Tanie Guirand over fencing at the property they own at 3200 Bustleton Ln. In further public comments, Swan said there was wide public support for the entertainment evenings.

The board unanimously approved the minutes of the meeting of 27 March 2014 7-0 with Chabot, Watters, Bowser, Keating, Shepard, Pak and Wormack in favor.

In the Treasurer's report, Bowser said that he is organizing the Finance Committee since he took over as treasurer at the previous board meeting and the treasurer is the chairman of that committee. He said two community members had volunteered: Rafael Ramirez and Larry Vaught. Also, board members Keating, Miller, Shepard and Chabot had volunteered. He said he would have meetings with a prepared agenda and written material in advance for members to review. After discussion, the board said notice of the meetings would likely be via the community listserv, the board's website and possibly email, as well as having Bowser's phone number available.

Henry said that about 85 homes had not yet paid the 2014 assessments. A postcard was sent out in mid-April for outstanding fees. The quarterly roster update listing homeowners was not being done and Henry asked that Gene Wall be approved for doing that update for \$400 per year. It was approved unanimously 7-0 with Chabot, Watters, Bowser, Keating, Shepard, Pak and Wormack in favor.

The board discussed the draft report of facility maintenance and costs by Rui Ponte. The board formulated several requests for additions or amendments to the report. The board unanimously instructed Keating to send the requests to Ponte.

Watters delivered proposals from GSW Electric (240-832-4341) for repair or replacement of the parking lot lights. Board members expressed support for replacing the existing lights with LED lights for greater electric efficiency. Watters said she would contact other electrical firms to see about additional bids on that replacement.

Pak brought an update to the bid from ITS Solutions (ITSS) (571-217-1536, Springfield, VA) to provide a video surveillance security system with 13 cameras and a one terabyte video storage system. Pak said ITSS had said that the cameras can work all the time or with a motion-detector. He said ITSS said infra-red cameras would cost \$30 more but provide an inferior image quality. Pak said ITS agreed to cut \$307.40 from the original bid of \$9,291.40, leaving a price of \$8,884. The board voted unanimously 7-0 to approve the contract with ITSS with Chabot, Watters, Bowser, Keating, Shepard, Pak and Wormack in favor.

The board was notified that association members had received a county permit to close part of Belle Crest Lane on May 10 from 2-8 pm for a block party.

Pak informed the board that the swim team board held an organizing meeting and is hiring a new assistant coach and new developmental coaches, and the team is accepting sponsored swimmers who are not association residents on the same basis as last year with guest fees paid. He said he would bring a full swim team calendar to the May board meeting.

Chabot said that because there is such a long time between the scheduled May 10 board meeting at the pool property to inspect the grounds and the scheduled June 25 meeting, he suggested that the board also meet at 7:30 pm on Thursday, May 22 at the pool.

At 10 pm the board voted under Section 111(4)(iv) of the Maryland Homeowners Association Act to hold a closed session to discuss pending or potential litigation and other legal matters. The board voted 7-0 to go into closed session with Chabot, Watters, Bowser, Keating, Kye, Shepard and Wormack in favor. The meeting was held from 10 p.m. to 10:40 pm. Following the closed session the board reconvened the open meeting and adjourned at 10:40 pm.