

PINEY ORCHARD COMMUNITY ASSOCIATION
Minutes
April 10, 2012

The Annual meeting of the Piney Orchard Community Association (POCA) was held on Tuesday, April 10, 2012, at the Piney Orchard Elementary School, 2641 Strawberry Lake Way, Odenton, Maryland at 7:00 p.m.

Board Members present were Jeff Andrade, President; Lou Carloni, Vice President; Kelly Bowlus, Secretary; Michelle LeBlanc, Treasurer; Debbie Roebuck, Joy Zalaznick and Susan Swank. Julian Bethune-Brown and A.J. Bachmann were absent.

B.K. Wallbrunn, Vicki Eaton, Mahogani Gordon and Mark Wilson from Community Management Corporation (CMC) represented management.

Establish Proof of Quorum and Mailing Notice

Quorum was established: 325 Class A Members and 725 Class B Members were represented either in person or by proxy.

Proof of Notice of Meeting – The Association directed CMC to mail two notices to homeowners. The first Notice of Annual Meeting and Call for Candidates was mailed January 19, 2012; and the Final Notice of Annual Meeting was mailed on February 28, 2012.

Approval of Minutes

The 2011 annual meeting minutes were distributed to those members present at the meeting. **Approved by Unanimous Consent.**

Appointment of Inspectors of Ballots

Sherry Parker, Lakshmi Gupta and Becky Blight were selected to inspect the ballots.

2012 Election

Mr. Andrade asked for nominations from the floor. There being none, the candidates gave presentations to the attendees and the attendees submitted their vote(s) for counting. Annual Meetings Services, a private counting service, was on site to count the votes and provide election results.

Reports of Officers:

President's Report: Mr. Andrade provided his report which included an overview of the last year. Key points were:

- Establishing a solid financial foundation
- Ensuring the "Best Value" for our money
- Improving Governance
- Stewardship of Our Amenities
- Fostering a Strong Sense of Community

Mr. Andrade also updated the community on the much needed repairs to the Community Center (HVAC, etc.) and repairs to the pond behind the Community Center.

Mr. Andrade also introduced three new business partners; Community Management Corporation (CMC) Brickman Landscaping and Continental Pools. B.K. Wallbrunn of CMC, Damian Barber and Amando Rodriguez of Brickman Landscaping and Matthew Helfrich of Continental Pools gave a brief synopsis of their roles in the community.

Treasurer's Report: Ms. LeBlanc reported the following balances as of December 31, 2011:

Operating	\$ 593,275.93
Rainy Day Contingency Fund	\$ 321,758.09
Replacement Reserves	\$2,121,182.09
Lotuswood Reserves	\$ 8,843.20

Ms. LeBlanc gave an overview of the accounts and stated that the Board of Directors has approved a Finance Committee.

Committee Reports:

Activities Committee Ms. Swank reported that after many years, the POCA yard sale continues to be a great bi-annual event. The committee has also planned the 3rd Annual Street Festival and several Movie Nights at the Island Pool.

Athletics Facilities Committee: Mr. Carloni stated that the equipment in the Fitness Center is now on a 6 times a year maintenance schedule as usage has increased. He also informed the attendees that the fitness classes are ongoing and that the Running Club is still very successful.

Old Business:

Nominating Committee – Mr. Carloni moved that in accordance with Article I, Section 1 Nominations, Susan Swank be appointed to serve as Chair of the Nominating Committee for the new Board year from tomorrow (April 11, 2012) through the Annual Meeting of POCA in 2013 and that the following residents be approved as committee members: Barbara Strickler, Sherry Parker, Ellen MacMillan, Jessica O'Kane, Ted Ploskon and Becky Blight. Motion was seconded by Ms. LeBlanc. **Approved by Voice Vote.**

New Business

Louise Cole inquired about having a counter and sink installed in the Multi-Purpose room.

Questions/Concerns

Mrs. Barbara Strickler inquired about the status of the pool committee. Mrs. Stacy Korbelaq inquired about tree replacement. Ms. S. Bosseau inquired about sidewalk replacement. Ms. Ellen MacMillan inquired about the landscaping and erosion in her sub-association. Alice Toll inquired about concerns with the Nature Preserve.

Election Results

The following people were elected to a three year term:

Kelly Bowlus, Jessica O'Kane and Derek Olszanowski

ADJOURNMENT

There being no further business, and no objections to adjourning, the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Kelly A. Bowlus, Secretary