

Minutes
GREENBELT DEVELOPMENT CORPORATION
February 16, 2017

In Attendance: Brodd, Hess, Holland, James, Jones, McFadden and Skolnik

Excused Absence: Novinski

Absent: Marcavitch

Other Attendees:

Eldon Ralph, General Manager	Inge S. Harbaugh
Tom Sporney, Assistant General Manager	John Aizoje, Parkway Apartments
Joe Wiehagen, Director of Homes Improvement Program	Chris Shuman
Joe Perry, Director of Finance	Pamela Bessmer
David Bowles, Director of Technical Services	Barbara Shulman
Joan Krob, Director of Member Services	Aileen Kroll
Molly Lester, Audit Committee Member	Tom Taylor
Paul Kapfer, Audit Committee Member	Cary Coppock
Henry Haslinger, Audit Committee Member	Michael Attick
	Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:33 p.m.

Skolnik removed Item 4c: Interest from a Potential Buyer in Acquiring the Parkway Apartments from the agenda.

1. Approval of Agenda

Motion: To approve the agenda as revised.

Moved: James

Seconded: Hess

Carried: 7-0

2. Announcement of Closed Meetings

2a. Announcement of Executive Session Meeting Held on October 20, 2016

An Executive session meeting of the Board of Directors of Greenbelt Development Corporation Homes, Inc. was held on October 20, 2016 in the Board room of the GHI Administration Building. The motion to approve the agenda for this meeting was made on October 20, 2016 and passed by a vote of 6-0 by Directors Brodd, Hess, Holland, James, Jones, and Skolnik. The purpose of the meeting was to discuss the following matters:

- Consider the terms and conditions of contracts in the negotiation stages.

Authority for this executive session was derived from Subtitle 6b of the Maryland Cooperative Housing Corporation Act, § 5-6B-19 “**Meetings of cooperative housing corporation open to members of corporation or their agents.**” Paragraph (e) (1).

During the meeting, the Board approved the following contract:

- A three year contract with LandCare USA beginning in January 2017, to provide landscape maintenance services to the common areas of GDC's Parkway Apartments at its bid of \$5,040 for 2017, with 0% and 3% escalation in years 2 & 3, and including a 5% allowance for contingencies that may arise, for costs not to exceed \$5,292 in year 1, \$5,292 in year 2, and \$5451 in year 3.

The meeting commenced at 7:00 p.m. and adjourned at 7:10 p.m.

2b. Announcement of Executive Session Meeting Held on November 3, 2016

An Executive session meeting of the Board of Directors of Greenbelt Development Corporation Homes, Inc. was held on November 3, 2016 in the Board room of the GHI Administration Building. The motion to approve the agenda for this meeting was made on November 3, 2016 and passed by a vote of 7-0 by Directors Brodd, Hess, James, Jones, Marcavitch, McFadden and Skolnik. The purpose of the Executive session meeting was to discuss the following matters:

1. Approve the minutes for the Executive session meeting that was held on October 6, 2016.
2. Consider the terms and conditions of a contract in the negotiation stage.
3. Discuss the terms and conditions of a business transaction in the negotiation stage whose disclosure could adversely affect the economic interests of GDC.

Authority for this executive session was derived from Subtitle 6b of the Maryland Cooperative Housing Corporation Act, **§ 5-6B-19 "Meetings of cooperative housing corporation open to members of corporation or their agents." Paragraph (e) (1).**

During the meeting, the Board approved the following contract:

- A contract with Goode Companies Inc. to remove solid waste from the GDC Parkway Apartment Complex over a 3-year period commencing February 1, 2017; at the following bid prices in the first year of the contract, with a 3% price escalation during the 2nd and 3rd contract years:
 - a) Removal of solid waste from two 6 cu yd. containers once per week at a cost of \$180 per month
 - b) Removal of paper materials from two 90 gal totes once per week at a cost of \$45 per month
 - c) Removal of plastic, metal, glass from four 90 gal totes once per week for a cost of \$90 per month

The meeting commenced at 7:04 p.m. and adjourned at 7:06 p.m.

3. Visitors and Members (Comment Period)

None

4. For Action or Discussion

4a. Approval of Minutes: Open Session Meeting on January 5, 2017

Motion: I move that the Board of Directors approve the minutes for the open session meeting that was held on January 5, 2017.

Moved: James

Seconded: Holland

Carried: 7-0

4b. Approval of Minutes: Open Session Meeting on January 19, 2017

Motion: I move that the Board of Directors approve the minutes for the open session meeting that was held on January 19, 2017.

Moved: James

Seconded: Hess

Carried: 6-0-1

Abstained: McFadden

Motion: To adjourn.

Moved: Hess

Seconded: Holland

Carried: 7-0

The meeting adjourned at 7:40 p.m.

Ed James
Secretary