

Minutes  
**GDC BOARD OF DIRECTORS**  
**June 12, 2014**

Present: DeBernardo, Hess, James, Jones, Marcavitch, McFadden, Ready, and Skolnik  
Excused Absences: Patricia Novinski

Others in Attendance:

Eldon Ralph, General Manager  
Joe Perry, Director of Finance  
Joan Krob, Director of Member Services  
Tom Sporney, Director of Technical Services  
Anna Bedford, Audit Committee  
Jonathan Gordy, Audit Committee  
Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 9:17 p.m.

1. Approval of Agenda

**MOTION: TO APPROVE THE AGENDA AS REVISED.**

Moved: Hess

Seconded: James

Carried: 8-0

2. Approval of Minutes of February 20, 2014 regular meeting.

**MOTION: TO APPROVE MINUTES OF FEBRUARY 20, 2014 REGULAR MEETING.**

Moved: James

Seconded: Hess

Carried: 8-0

3. Election of Officers

**MOTION: THAT THE FOLLOWING OFFICERS BE ELECTED BY ACCLAMATION TO THE BOARD OF GREENBELT DEVELOPMENT CORPORATION: PRESIDENT-STEVE SKOLNIK; VICE PRESIDENT – SUE READY; SECRETARY-ED JAMES; TREASURER-CHUCK HESS.**

Moved: James

Seconded: Jones

Carried: 8

4. Review 1<sup>st</sup> Quarter Financial Statements

Joe Perry, Director of Finance, presented the financial statements to the Board and responded to questions.

5. Taskforce Proposal for a Smoke-free Policy at GDC Apartments

In a letter to the Manager dated February 12, 2012, the tenants occupying Parkway Apartment 21F claimed that their rights under Maryland law as well as the terms of their lease agreement had been violated by the presence of second-hand smoke in their unit.

The tenants' complaint prompted staff to obtain an opinion from GHI's attorney concerning the following points:

1. What obligations does GDC have under the Maryland Clean Air Act of 2007 or any other regulations to prohibit smoking within all apartment units and buildings and the removal of any tenant found to be in violation of the ban.
2. If current regulations do not require GDC to prohibit smoking, what legal ramifications could result if we require tenants to either a) not smoke inside apartments or b) not smoke in common areas – hallways, laundry rooms, grounds, or c) not smoke anywhere on the premises (inside apartments or common areas).

The Board considered whether it was desirable to impose smoking restrictions at the Parkway Apartments and discussed the attorney's opinion. A taskforce was formed and the Board was provided with their document.

The Board discussed a draft document provided by the taskforce.

**MOTION: TO BAN ALL SMOKING INDOORS, OTHER THAN WITHIN INDIVIDUAL UNITS, AND WITHIN 10 FT OF ENTRY DOORS AT GDC PROPERTIES.**

Moved: Marcavitch                      Seconded: Jones                      Failed: 4-4-0  
Opposed: Ready; DeBernardo; Hess and Skolnik

**MOTION: THAT THE BOARD OF DIRECTORS SEND THE ISSUE OF SMOKING IN GDC BACK TO TASK FORCE.**

Moved: Ready                      Seconded: Jones                      Carried: 7-1-0  
Opposed: Marcavitch

**MOTION: TO ADJOURN.**

Moved: Hess                      Seconded: Marcavitch                      Carried: 8-0

The meeting adjourned at 10:07 p.m.

Ed James  
Secretary