

Minutes
GREENBELT DEVELOPMENT CORPORATION
July 6, 2017

Board Members Present: Brodd, Hess, Holland, James, Jones, Kapfer, Seely and Skolnik

Excused Absent: McFadden

Absent:

Others in Attendance:

Eldon Ralph, General Manager	Melissa R'Kingsley
Tom Sporney, Assistant General Manager	Diane Wilkerson
Joe Perry, Director of Finance	Susan Walker
David Bowles, Director of Technical Services	Bobbie Schwier
Maesha McNeill, Acting Director of Member Services	Ben Fischler
George Bachman, Director of Maintenance	Molly Lester, 6M Hillside Road
Jacqueline Lilly, Audit Committee	Lynne Slater
Henry Haslinger, Audit Committee	Bob Snyder
Daniel Fischler	Sue Stern
	Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:35 p.m.

1. Approval of Agenda

Item 3b was modified to read as “Request the GHI Building Committee to...”

Motion: To approve the agenda as revised.

Moved: Holland

Seconded: Hess

Carried: 8-0

2. Visitors (Comment Period)

Molly Lester - asked questions about the bylaws. Director Skolnik will need to review them.

3. For Action or Discussion

3a. Approve Minutes: Open Meeting Held on June 1, 2017

Motion: I move that the Board of Directors approve the minutes for the June 1, 2017 open meeting as presented.

Moved: James

Seconded: Hess

Carried: 8-0

3b. Request the GHI Buildings Committee to Investigate the Feasibility of Installing LED lighting at the Parkway Apartments

GDC is responsible for the electrical costs associated with light fixtures at the Parkway Apartments that are installed in the common areas such as boiler rooms, laundry rooms, hallways

between apartments, basement areas, and exterior walls of the buildings. Tenants are responsible for the electrical costs associated with light fixtures in their individual apartments.

All of the lighting fixtures are either fluorescent or incandescent types. The Board may wish to consider requesting the Buildings Committee to investigate the feasibility of replacing light fixtures at the Parkway apartments with LED types. The Buildings Committee's study should analyze the following factors:

- 1) The locations, quantities, types, and wattages of light fixtures that are currently installed in common areas and apartment units.
- 2) The quantities, types and wattages of replacement LED fixtures that should be installed.
- 3) Estimated simple payback periods associated with replacing existing light fixtures with LED types taking into consideration the installation costs and energy cost savings associated with new LED fixtures and their maintenance costs as compared with the existing fixtures.

Motion: I move that the Board of Directors request the Greenbelt Homes, Inc. Buildings Committee to investigate the feasibility of replacing existing light fixtures within common areas and apartment units at the Parkway apartments with LED fixtures and submit a report to the Board by September 30, 2017 that includes but is not limited to the following analyses.

- 1) **The locations, quantities, types, and wattages of light fixtures that are installed in common areas and apartment units.**
- 2) **The quantities, types and wattages of new LED fixtures that should be installed.**
- 3) **Estimated simple payback periods associated with replacing existing light fixtures with LED types taking into consideration the installation costs and energy cost savings associated with new LED fixtures and their maintenance costs as compared with the existing fixtures.**

Moved: Hess

Seconded: Kapfer

Carried: 8-0

Motion: To Adjourn.

Moved: Hess

Seconded: Holland

Carried: 8-0

The meeting adjourned at 7:42 p.m.

Ed James
Secretary