

WATERGATE AT LANDMARK CONDOMINIUM
UNIT OWNERS ASSOCIATION

ADMINISTRATIVE RESOLUTION NO. 76

"Humidifier Lines"

August 27, 1985

Resolved by the Board of Directors of the Watergate at Landmark Condominium Unit Owners Association:

WHEREAS, Article III, Section 2 of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium" and further states that the Board "may do all such acts and things as are not by the Condominium Act or by these By-Laws directed to be exercised and done by the Unit Owners Association";

WHEREAS, the Condominium has sustained substantial and continuing damage to the Units and Common Elements due to ruptures in the supply line, auxiliary feed lines, secondary supply lines and drain lines servicing the humidifier which have been installed as part of the heating, ventilating and air-conditioning systems of certain Units (which lines are collectively referred to hereafter as the "humidifier lines");

WHEREAS, the Board has caused extensive investigations to be made of this problem by the Engineering and Maintenance Committee, Management and the Association's retained independent Engineering Consultants, Architectural Design Consultants, of Rockville, Maryland;

WHEREAS, the Board of Directors, based upon the reports of such investigations and studies and after extensive deliberation, have determined that there is no feasible method by which ruptures to the humidifier lines with the resulting damage may be prevented, or by which ruptures may be discovered prior to restoring water pressure to the humidifier lines after the lines have been turned off during freezing weather; and

WHEREAS, more damage is expected for the coming winter if the humidifier lines are continued in use;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Directors directs Management to permanently secure water pressure to and drain all humidifier lines within the Condominium prior to November 15, 1985.

2. The Board of Directors hereby declares that the humidifier lines shall not be used for any further purpose without the prior Resolution of the Board of Directors.

Motion by Doud, Supported by Cisco,

YEA	MEMBER	NAY
<input checked="" type="checkbox"/>	Bender	___
<input checked="" type="checkbox"/>	Cisco	___
<input checked="" type="checkbox"/>	Doud	___
<input checked="" type="checkbox"/>	Feldman	___
___	Felt	ABSENT
<input checked="" type="checkbox"/>	McSweeney	___
<input checked="" type="checkbox"/>	Snyder	___
<input checked="" type="checkbox"/>	Stonehouse	___
___	Vecchio	ABSENT

Motion declared adopted,
as amended

___ Motion declared failed

Georgia A. Hubstaller
Attested

WATERGATE AT LANDMARK CONDOMINIUM
211 Yoakum Parkway
Alexandria, Virginia 22304

MEMORANDUM

TO: Board of Directors
FROM: Lane L. Dyer, Administrative Assistant ^{LLD}
RE: Humidifier Lines
DATE: August 23, 1985

The following list of options and related information has been extracted from Mr. Fagelson's April 24, 1985 letter to Mr. Reynolds for your easy reference and consideration. A complete copy of the letter is provided in your Board package for further information.

1. Shut Off Humidifier Feed Line Permanently. Please refer to the proposed Administrative Resolution No. 76, contained in your Board package at Section 10.
2. Install Air Vent Into Unit.
3. Seal HVAC Closets and Open Vent From HVAC System.
4. Install Solenoids on Main Supply Lines.
5. Shut Off Humidifier Lines and Supply Humidifiers to Owners.
6. Shut Off Humidifier Lines and Supply Humidifiers to Only Those Unit Owners Who Now Have Them. If the Board of Directors adopts Administrative Resolution No. 76, then this is no longer an option.
7. Continue Manual Shutoffs. See #6 above.
8. Leave Humidifier Lines on at All Times. See #6 above.
9. Install New Feed Lines and Drain Lines, Properly Insulated and Warmed.