

WATERGATE AT LANDMARK
CONDOMINIUM UNIT OWNERS ASSOCIATION

January 29, 1979

ADMINISTRATIVE RESOLUTION NO. 23

AN ARCHITECTURAL AND ENGINEERING
INSPECTION OF THE COMMON ELEMENTS

WHEREAS, Article III, Section 2 of the By-Laws assigns the Board of Directors "all 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"; and

WHEREAS, it now appears desirable to proceed with arrangements for an Architectural and Engineering Inspection of the Common Elements; and

WHEREAS, In a report to the Board of Directors, dated November 19, 1979, Mr. John G. Lert advised that 16 A & E Firms in the Washington area had been requested to bid on the subject inspection, and that three of the firms had replied; and

WHEREAS, upon invitation to interview and bid, only one firm, Faulkner, Fryer & Vanderpool, of 2000 L Street, N.W. Washington, D.C. 20036, has submitted a bid; and

WHEREAS, Faulkner, Fryer and Vanderpool, by letter of January 25, 1979, submitted an Inspection proposal, a copy of which is attached and becomes a part of this resolution, wherein the fee for the said inspection is established at \$28,650, and in a subsequent letter dated January 29, 1979, Supplemental fees for follow-on consultation are established by schedule included therein, a copy of which is attached and becomes a part of this resolution; and

WHEREAS, a legal opinion, rendered by the firm of Walutes and Diaz, Attorneys and Counsellors at Law, now serving in the capacity of Counsel to the Unit Owners Association, has advised that an expenditure of this magnitude is properly classified as a common expense if so determined by the Board of Directors and that the Association Budget should be amended to reflect the increased line authority for Legal/Consulting Fees and correspondingly decrease another line item; and

NOW THEREFORE BE IT RESOLVED, that the Board of Directors does find and declare that the expenses associated with the retaining of Faulkner, Fryer and Vanderpool, Architects, for the Architectural and Engineering Inspection described in their letters attached, are COMMON EXPENSES necessary in the course of operation and maintenance of the Condominium in the sense of Article VI of the By-Laws of the Association; and

Further be it resolved, that the Board of Directors, at a future date during Fiscal Year 1979, undertakes to adjust the Budget to reflect the increased line authority for Legal/Consulting fees and to correspondingly decrease another line item of the said budget; and

Also be it resolved, that for the record, the Board of Directors acknowledges that this sole-source bid has been obtained under the circumstances and conditions set forth in the correspondence and under the circumstances described in this resolution; and

Also be it resolved, that in responding to the firm of Faulkner, Fryer and Vanderpool, the President of the Association is authorized to request the said firm to indicate some commitment as to its availability in the future (to accomplish the A & E Inspection of buildings 4 and 5 and the common elements associated therewith) ;and

Be it finally resolved, that subject to the above conditions, that the President of the Watergate at Landmark Unit Owners Association be authorized to accept the proposal of Faulkner, Fryer & Vanderpool, contained in their letter of January 25, and modified by letter of January 29, copies of which are attached, thereby authorizing the said firm to proceed with the Architectural and Engineering inspection.

ADMINISTRATIVE RESOLUTION NO. 23 (Continued)

NO

TEXT

FOLLOWS.

Motion by CHASIN, supported by WHITE

Motion declared adopted

Motion declared failed

<u>YEA</u>	<u>MEMBER</u>	<u>NAY</u>
<input checked="" type="checkbox"/>	Bingman	___
<input checked="" type="checkbox"/>	Carey	___
<input checked="" type="checkbox"/>	Chasin	___
___	Lert	<u>ABSENT</u>
<input checked="" type="checkbox"/>	Pepitone	___
___	Ryan	<u>ABSENT</u>
<input checked="" type="checkbox"/>	Schatz	___
<input checked="" type="checkbox"/>	White	___
<input checked="" type="checkbox"/>	Zimmet	___

Cileen K. Dasinger
Attested