

**GREENBELT STATION MASTER ASSOCIATION**  
**BOARD OF DIRECTORS VIRTUAL FINAL REVIEW BUDGET MEETING**  
Thursday, October 12, 2023, at 7:00 P.M.  
**MINUTES**

**BOARD MEMBERS PRESENT**

Cornell Lynch, President  
Danielle Peterson, Treasurer  
Fei Liu, Secretary  
Mike Sunderman, Director  
Alex Campbell, Director

**OTHERS PRESENT**

Rosana Gilmore, Community Manager (CAMP)  
Leslie Benitez, Portfolio Manager (CAMP)  
Members at large

**CALL TO ORDER**

Cornell Lynch called the meeting to order at 7:02 P.M.

**WELCOME & INTRODUCTIONS**

Members of the Board of Directors and the CAMP management team introduced themselves.

**2024 DRAFT BUDGET APPROVAL**

By a motion duly made and seconded, the Board of Directors unanimously voted to approve the 2024 Draft Budget with a \$5 increase for the general assessment fee for all units from \$86 to \$91 per month to begin in January 2024.

**MOTION TO AMEND THE AGENDA TO INCLUDE NEW BUSINESS**

By a motion duly made and seconded, the Board of Directors unanimously voted to amend the agenda to include new business. The approval of the 2024 coupon order was added to the agenda.

**2024 COUPON ORDER APPROVAL**

By a motion duly made and seconded, the Board of Directors unanimously voted to approve the ordering of coupons in advance of the November meeting.

**The following issues were discussed:**

Fei Liu brought resident input that she received to reduce the times the landscaper mows the lawn and use those savings for other budget items. Management responded that the landscaper contract is up for renewal next year, at which point changes to the landscaper schedule can be reviewed.

Daniel Peterson reported on the Safety Assessment walkthrough, in which Board and City of Greenbelt Council members walked the property with Chief Bower.

The following recommendations were made:

To possibly reach out to Metro to ask for a gate to be installed to close the open access points from the metro line behind Miner St.

To request the City of Greenbelt to add one or two license plate camera readers to the neighborhood. The City of Greenbelt approved the allocation of cameras to their budget. The City has already identified the area at the entrance of Greenbelt Station as a possible site for installation.

The Association to purchase cameras with Wi-Fi capabilities and lease them to the City of Greenbelt Police to monitor. Proposed areas to be installed are the entrance of the community and the entrance of the trail.

The Board wants further to discuss these issues at the January 2024 Board meeting and hopes for Ad-Hoc Neighborhood Watch Committee input.

Alex Campbell requested that Resident participation be moved to the beginning of the agenda with a time limit.

#### **ADJOURNMENT**

By a motion duly made and seconded, the Board of Directors unanimously voted to adjourn the meeting at 7:38 P.M.