

LEISURE WORLD COMMUNITY CORPORATION  
ENERGY UTILIZATION/CONSERVATION ADVISORY COMMITTEE  
Minutes of Regular Meeting  
Potomac Room  
January 27, 2010

MEMBERS PRESENT: Charles Smith, MM; Martin Koronowski, M11; Lynn Cavalluzzi, M13; Arnold Litman, M17A; John Stewart, M20B; Dave Weiss, M21; and Mike Stein, M26.

MEMBERS ABSENT: Elsie Maxam, M6C.

MANAGEMENT: Mark Ellis, Deputy General Manager; and Nancy Gordon, Trust Assistant.

VISITORS: Nancy Kupperian, MM; Charlie Babendreier, M9; Harvey Sonin, M19B; Brooke Smallwood, PEPCO.

1. Call to Order – Mr. Smith called the meeting to order at 9:05 a.m.
2. Introduction of New Member -Mr. Smith introduced new member Mrs. Cavaluzzi.
3. Introduction of Visitors - Mr. Smith introduced visitors.
4. Approval of Agenda – The agenda was approved as presented.
5. Approval of Minutes – The minutes of the October 28, 2009, and December 23, 2009, meetings were approved as written.
6. General Manager’s Report – Mr. Ellis, Deputy General Manager, reviewed the January General Manager’s Report and responded to all questions and comments.
7. Old Business
  - a. Feedback From Mutuals Regarding Adjusted Temperatures in Common Areas of High Rises
    - Although some Mutuals are discussing adjusting temperatures in common areas, little feedback to a memo dated October 7, 2009, has been received by the Energy Committee thus far.
    - Mr. Stewart contacted John Dukes of Federal Business Development to ask what the impact would be to individual units if hall temperatures were lowered in the winter and raised in the summer. In correspondence dated

January 5, 2010, Mr. Duke stated that in his opinion there would be an “infinitesimal amount of energy variance, akin to opening the door three times a day instead of twice.”

- b. Energy Charter - Committees Responsibility Regarding E-Ratings  
Mr. Stewart stated it is his opinion that according to its Charter, the Energy Advisory Committee is not charged with the responsibility of calculating E Rating adjustments. Mr. Ellis explained that it was the decision of the Energy Committee under the chairmanship of Ken Zajic to review the E Rating system and to adjust E Ratings when appropriate. After discussion, Mr. Stewart recommended that the Energy Committee no longer calculate E-Ratings. The motion was not seconded.
- c. Energy Forum - Thursday, January 7, 2010  
The forum was well attended. The committee believed it increased awareness to residents of the value of submetering.

8. Submetering

- a. Information to Residents - A draft of a letter with information for residents about submetering was discussed by the committee and changes suggested. The draft will be finalized before the next meeting.
- b. Research Project - Mr. Koronowski will report to the Committee historical data on submetering of communities throughout the United States with an emphasis on senior communities.

9. Incentive Program - PEPCO – Brooke Smallwood, Program Specialist

Ms. Smallwood discussed a State of Maryland incentive program, EmPOWER Maryland, intended to reduce energy consumption in Maryland 15% by 2015. This legislation allows Maryland’s five utility companies to offer commercial customers credit up to \$500,000 in 2010 and \$500,000 in 2011 for energy upgrade projects which yield 50,000 kilowatt hours in one year and which have a payback period of 1.5 to 8 years. The submetering program being considered by Leisure World would meet these criteria.

10. ABM Processing

After discussion, the Energy Advisory Committee approved the following E Credit adjustment.

LWID	Mutual	Name	Address	E Credit Adjustment and Code
11034	11	Koronowski	3122 Adderley Court #D	-400 WD and -500 SE

11. Open Forum

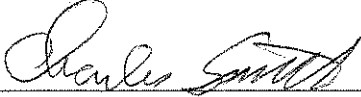
Questions and comments were as follows:

- Regarding practicability of submetering, some units (such as end units) have a greater heat loss than others; therefore it is more difficult to conserve energy in those units. (Response: E Ratings already in place have factored heat loss of each unit.)
- Who will pay for energy used in common areas if Mutuals are submetered? (Response: Common areas would be metered separately. Each Mutual would determine how to allocate the cost among residents.)
- Do E Ratings take into account whether you have a heat pump or an electric furnace? (Response: Credits have been issued for heat pumps already installed, but will not be in the future because many people override the heat pump.)
- Energy saving techniques should be publicized. (Response: The Energy Committee will write an article for the Leisure World News.)
- Why doesn't the management Board of Directors make the decision to submeter? (Response: Management is informing unit owners of the value of submetering but it is up to Mutuals to agree to it.)
- Submetering should be defined more explicitly in the draft of the letter discussed earlier in the meeting.
- Who will attend Mutual board meetings to discuss submetering? (Response: Mr. Ellis and Mr. Weiss and other members of the Energy Committee have attended and will continue to attend Board meetings when invited.)
- Submetering should be used to validate E Ratings. (Response: Submetering would eliminate the need for the E Rating system.)

12. Next Meeting – The next meeting will be February 24, 2010 in the Potomac Room.

13. Adjournment – There being no further business, the meeting adjourned at 10:45 a.m.

Approved

  
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Charles Smith, Acting Chair