

LEISURE WORLD COMMUNITY CORPORATION
ENERGY UTILIZATION/CONSERVATION ADVISORY COMMITTEE
Minutes of Regular Meeting
Potomac Room
June 23, 2010

MEMBERS PRESENT: Elsie Maxam, M6C; Charles Smith, MM; Michael Showalter, M10; Martin Koronowski, M11; Lynn Cavalluzzi, M13; Arnold Litman, M17A; and Dave Weiss, M21.

MEMBERS ABSENT: John Stewart, M20B; and Mike Stein, M26.

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

VISITORS: Ralph L. Durbin, MM; and Bob Fenichel, M20A.

1. Call to Order – Mrs. Maxam called the meeting to order at 9:05 a.m.
2. Introduction of Visitors – The visitors were introduced and welcomed.
3. Approval of Agenda – The agenda was approved as amended: Under New Business add:
 - a) Monthly Feature about Energy Savings in LW News
 - b) Residential Supplier Rates
 - c) Lights in Trust Buildings
4. Approval of Minutes – The minutes of the May 26, 2010, meeting were approved as written.
5. General Manager’s Report – Mr. Ellis, Deputy General Manager, reviewed the June report and responded to all questions and comments.
6. Old Business
 - a. Letters to Public Service Commission and to Pepco

A letter to Pepco Holdings from Mark Ellis and Dave Weiss and a letter to the Public Service Commission of Maryland from State Senator Mike Lenett were attached to the meeting packet. The letters request that Pepco allow master meter residents to participate in residential energy reduction incentive programs.
 - b. Budgeting for Energy on the Master Meter – Dave Weiss

Budgeting information compiled by Mr. Weiss for years 2006 through 2009 for four Mutuals was distributed to the Committee. The report shows that for years 2006 and 2009 the budgeted amount of electricity was substantially higher than the actual amount used. A concern of some residents is that the resulting surplus goes into a reserve account instead of being returned to residents. Although this is a matter to be addressed by the Mutuals and not the Energy Advisory Committee, a letter from the Energy Committee to the president of the MMM Club and to Master Meter Mutual presidents will be sent regarding this and will include the data compiled by Mr. Weiss.

c. Energy Savings Proposal for Mutual 10 – Michael Showalter

Mr. Showalter has provided Mutual 10 with information about the benefits of insulating attics. Although the Mutual has decided not to use Mutual funds for such a project, it suggested that residents have the work done at their expense after which the Mutual would look at the cost benefits. About 16 residents are interested in having the work done. Contractors are being contacted for bids.

7. New Business -

a. Monthly Feature about Energy Savings in the *Leisure World News* – Mrs. Maxam suggested that Mr. Litman submit brief energy savings facts for publication in each *Leisure World News* edition.

b. Dehumidification - Mr. Koronowski raised a question about dehumidification and its effects on thermostat settings. Mr. Koronowski will provide data on this topic for next month's meeting.

c. Residential Supplier Rates – Mark Ellis

Recently many residents received an offer by Constellation Electric to supply electricity at a rate 14% lower than Pepco. A rate comparison from other suppliers and a copy of Constellation Electric's offer were provided to the Committee. Only residents with individual meters are eligible. If a resident chooses another company to supply his/her electricity, Pepco would still receive its 3.2¢ distribution charge and would continue to send out the monthly electric bill. Mr. Litman will write an article for the *Leisure World News* about this offer which expires July 23.

d. Reducing Energy Consumption in Trust Buildings – Elsie Maxam

Because not all rooms have motion sensors for light switches, cleaning staff should be reminded to shut lights off when leaving a room. The committee discussed ways to reduce energy consumption by computers when not being used for extended periods.

8. Submetering -

a. On a Voluntary Basis - Lynn Cavalluzzi

The subcommittee consisting of Mr. Babendreir, Mrs. Cavalluzzi, Mr. Stein and Mr. Smith submitted guidelines if submetering by individuals on a voluntary basis was approved.

- costs for installation and meter reading would be borne by individual
- tamper proof meters would be required
- meters would be read by external source
- Mutual approval for the installation of a submeter would be required

Based on actual usage, E Ratings would be adjusted annually. Mrs. Cavalluzzi was asked to provide more information regarding adjusting E Ratings.

b. Response to Pepco Regarding Customer Rebate Program

Mr. Weiss and Mr. Ellis will respond to a letter from Pepco Holdings, Inc. dated May 13, 2010, in which Pepco stated that LW's proposed submetering project is not eligible for a rebate under the Customer Rebate Program.

c. Montgomery Mutual – Attached to the meeting packet was a letter from James McAlister, President, Montgomery Mutual, dated May 26, 2010 requesting additional information about submetering and about a \$500,000 Pepco grant. In addition, a memo dated June 18 from Mr. McAlister was distributed to the Committee in which he explained why Montgomery Mutual has decided not to submeter.

9. ABM Processing - Requests, listed below, for E Rating Adjustments were processed and approved.

After motion duly made and seconded, the Energy Advisory Committee approved the following E Rating adjustments for seven residents.

Project	LWID	Mutual	E-Rating
Windows	19115	19A	1,000 WJ
Windows	10063	10	700 WG
Florida Room	15070	15	2,200 EG
Windows/Doors	9013	9	300 WE; -500, WE; 400 SD
HVAC	9013	9	-600 CC
HVAC	9096	9	-600 CC
Florida Room	15018	15	1400 EE
Windows/Doors	14069	14	-600 WF -400 SD

The Committee agreed that a useful project for the Energy Committee would be to track the master meter bill from month to month and year to year (adjusting for weather) to see if over a ten-year period, energy consumption was significantly reduced by the installation of new windows and doors.

10. Open Forum – Comments and questions were noted.
11. Next Meeting – The next meeting will be July 28, 2010, in the Potomac Room. There will be no meeting in August.
12. Adjournment – There being no further business, the meeting adjourned at 10:25 a.m.

Approved

Elsie Maxam, Acting Chair