

MINUTES OF THE BOARD OF DIRECTORS MEETING

PARKFAIRFAX CONDOMINIUM

June 19, 2019

3360 Gunston Road:

Alexandria, VA 22030

ATTENDANCE:

Directors Present: Scott Buchanan, President, Susan Cox, Vice President; Rich Moha, Secretary (*via conference call*); Kathy Schramek, Treasurer; Robin Woods, Dan Courtney, Nick Soto and Maria Wildes, Directors.

Directors Absent: James Konkel, Director

Others Present: Mark Miller, General Manager; Dana Cross, Assistant General Manager/Covenants Director; Legal Counsel, Will Washington and Michael Barnsback and Donna Young, Recording Secretary

CALL TO ORDER:

President Buchanan called the meeting to order at 7:03 p.m.; and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) **MOVED by Mr. Courtney, SECONDED by Mr. Soto, to approve the agenda as amended. The motion passed unanimously (8-0-0).**

POLICE REPORT:

Officer Fromm reported that on May 25, 2019, in the 3600 block of Gunston Road, residents were moving out and left items unattended and a kayak, two helmets and an apron went missing. Officer Fromm responded to Ms. Schramek's inquiry regarding the Range Rover parked in front of the Martha Custis Pool; Officer Fromm stated he ticketed the vehicle for the expired tags and registration. Officer Fromm reported that National Knight Out will take place on August 6, 2019 (1st Tuesday). The Board will reach out to the Recreation's Committee for recommendations and this item will be added to the July 17, 2019 Board meeting agenda.

APPROVAL OF THE MAY 15, 2019, BOARD MEETING MINUTES:

- (R) **MOVED by Ms. Cox, SECONDED by Mr. Courtney, to approve the May 15, 2019, Board Meeting Minutes as amended. The motion passed (7-0-1). Mr. Buchanan abstained.**

RESIDENTS FORUM:

Homeowner Barry Weinstein, 3236 Martha Custis Drive (Building #229), expressed his concern regarding an issue with rodents in his unit as well as in his rental unit. Mr. Weinstein stated the rodents are coming up through the floor. Mr. Weinstein stated he hired Connor's Pest Control to address the matter at a cost of \$775. Mr. Weinstein continued that Parkfairfax blames the issue on aftermarket installations, which he believes is not the case. Mr. Weinstein reported that Building #227 is experiencing the same issue. Mr. Miller shared the steps that have been taken to address the matter as well as the plan in place moving forward to provide a solution to the matter.

COMMITTEE REPORTS:

Activities Committee: Ms. Cox stated there were no new action items to report. Ms. Wildes suggested having an ice cream truck, etc., at events that supply foods that are easily handheld. Ms. Schramek raised the subject matter that the movie suggested for movie night must be kid/family friendly in order to acquire good attendance. Karen Elsbury shared information regarding a possible October Festival.

Transportation Committee: Ms. Woods reported she had no new information regarding the I-395 project. Ms. Woods also shared on behalf of the Community Outreach Committee that they are seeking Board approval to begin updating the kitchen and bathroom renovation fact sheet(s). The Board consensus was there was no objection to the idea. The Board requests that the Committee present a plan to the Board for review.

Landscape Committee: Ms. Schramek reported the Landscape Committee's focus was on preparations for Gardens in the Park.

Recreation Committee: Mr. Soto reported the Recreation Committee needs a new chairperson.

Covenants Committee: Mr. Courtney raised the subject matter of residents requesting information regarding plantings/gardening etc., and not receiving a response from the Landscape Committee.

Mr. Buchanan shared an idea on behalf of Paul Friedman for a live Pod Cast in conjunction with the Zebra. The Board consensus was not to entertain the idea.

MATTERS FOR BOARD DECISION:

Additional Pet Application – 1643 Preston Road:

- (R) **MOVED** by Ms. Schramek, **SECONDED** by Ms. Cox, to approve an additional pet at 1643 Preston Road. The motion passed unanimously (8-0-0).

Exterior Light Fixtures:

- (R) MOVED by Mr. Soto, SECONDED by Ms. Schramek, to approve a contract with Lightlity for the installation of new LED lights at Pool A including the Martha Custis tennis courts at a cost of \$12,346.05 with funds to come from GL 3200-1.027. The motion passed (7-1-0). Maria Wildes opposed.**

The Board consensus is to place this item on the agenda for review in three months.

MATTERS FOR BOARD DISCUSSION:

Capital Improvement Plan: Mr. Buchanan directed the Boards attention to the Proposal for Parkfairfax Board and Community for Consideration of Potential Capital Improvement Proposals. Mr. Buchanan stated that he put together a multi-phased approach to addressing capital projects for the Board's review. Mr. Buchanan shared in detail the approach. The Board reviewed, discussed and amended the proposal to adhere to the calendar of events. Mr. Buchanan will incorporate the recommended amendments as well as see who wants to participate, and the matter will be revisited at the July 17, 2019 Board meeting.

Pest Control: Ms. Wildes shared her concerns regarding the rodent/animal infestation in the community. Ms. Wildes stated that Management needs to figure out a strategy to get a hold of the issue. She also shared her concern regarding the bait stations not being changed on schedule. After further discussion the Board directed Mr. Miller to provide a historical look at information to get an understanding of the problem; provide the fee schedule as well as the schedule that the bait stations are being checked. Mr. Miller will provide this information to the Board at the July 17, 2019 Board meeting.

MATTERS FOR BOARD INFORMATION:

Manager & Maintenance Reports: Mr. Miller reported that Building #112 is four weeks out from completion. Mr. Miller provided Management and Maintenance updates to the Board for the month of May 2019.

July 17, 2019 Agenda Items: President Buchan reminded the Board to submit any agenda items prior to the July 17, 2019 Board meeting.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) MOVED by Ms. Schramek, SECONDED by Mr. Courtney, to recess Open Session at 8:24 p.m., and convene in Executive Session to discuss personnel, legal, or contractual matters, as permitted by subsection (C) of Section 55-79.75 of the Code of Virginia. The motion passed unanimously (8-0-0).**

MOTION TO EXTEND THE MEETING TO 9:45 P.M.

- R) **MOVED** by Ms. Schramek, **SECONDED** by Ms. Wildes, to extend Executive Session to 9:45 p.m. The motion passed (5-3-0) Ms. Cox, Mr. Courtney and Mr. Moha opposed.

MOTION TO MOVE INTO OPEN SESSION:

- R) **MOVED** by Ms. Schramek, **SECONDED** by Mr. Soto, to recess the Executive Session and reconvene in Open Session 9:39 p.m. The motion passed unanimously (8-0-0).

ACTIONS TAKEN IN OPEN SESSION:

- R) **MOVED** by Ms. Wildes, **SECONDED** by Mr. Courtney, to authorize Legal Counsel to settle Case #1 on the agreed upon terms as presented. The motion passed (6-2-0). Mr. Moha and Ms. Woods opposed.
- R) **MOVED** by Ms. Cox, **SECONDED** by Mr. Courtney, to authorize management to make personnel changes consistent with what was discussed in Executive Session. The motion passed (7-1-0). Mr. Moha opposed.
- R) **MOVED** by Ms. Schramek, **SECONDED** by Ms. Wildes, to authorize Legal Counsel to perform bank searches on two requests. The motion passed (7-1-0). Mr. Moha opposed.

ADJOURNMENT:

- (R) **MOVED** by Mr. Buchanan **SECONDED** by Ms. Cox, to adjourn the June 19, 2019, Board meeting at 9:41 p.m. The motion passed unanimously (8-0-0).

The next Parkfairfax Board of Directors meeting will be held on
July 17, 2019 @ 7:00 p.m.