

MINUTES OF THE BOARD OF DIRECTORS MEETING

PARKFAIRFAX CONDOMINIUM

October 16, 2019

3360 Gunston Road:

Alexandria, VA 22030

ATTENDANCE:

Directors Present: Susan Cox, Vice President; Rich Moha, Secretary; Robin Woods, Dan Courtney, Nick Soto, James Konkel and Maria Wildes, Directors.

Directors Absent: Scott Buchanan, President; Kathy Schramek, Director

Others Present: Mark Miller, General Manager; Dana Cross, Assistant General Manager/Covenants Director and Donna Young, Recording Secretary

CALL TO ORDER:

Vice President Cox called the meeting to order at 7:02 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 (7-0-0).**

POLICE REPORT:

Officer Fromm reported on September 25, 2019, tires were slashed; on October 7, 2019, larceny occurred, a couple of packages were stolen off of a front porch; October 5, 2019 an incident of obstruction occurred. Officer Fromm will place an article in the newsletter regarding package theft prevention during the upcoming holiday season.

APPROVAL OF THE SEPTEMBER 18, 2019, BOARD MEETING MINUTES:

- (R) MOVED by Mr. Moha, SECONDED by Mr. Courtney, to approve the September 18, 2019, Board Meeting Minutes as presented. The motion passed unanimously (7-0-0).**

RESIDENTS FORUM:

Homeowner (Karen Kusterer - 3410 Martha Custis Drive) presented the Board with a request to use the party room for Girl Scouts sleepovers. Homeowner also shared her thoughts on bullying. The Board will discuss and revisit the matter.

Homeowner (Nathan Davis– 3502 Gunston Road) revisited the matter of the suggested draft language addressing the issue of prohibiting campaigning, fundraising, and/or sales of any kind at Parkfairfax events. Mr. Davis asked the Board if they had any questions and/or concerns. Mr. Davis also stated if there is anything further the Board would like him to do, i.e., community outreach, etc., he would be happy to do so.

Homeowner (Karen Ellsbury – 1575 Mount Eagle) stated she was present to answer any questions regarding the tree lighting. Ms. Ellsbury also provided an update of events surrounding the tree lighting. Ms. Ellsbury shared that the Committee is striving to keep their events free of divisive conversations and/or topics, and campaign free.

Homeowner (Colleen Woomeer - 3165 Martha Custis Drive) shared her concerns regarding a malformation in her window which won't allow her to properly insert the storm window any longer because it's buckled. Homeowner stated she is seeking assistance from management to address the situation. Homeowner also stated that the damage was caused by the downspout to the right of her window. After further discussion, it was concluded that this matter will be placed on the agenda for discussion after additional information is provided.

REPORTS:

Recreation Committee: Mr. Soto reported that the Recreation Committee did not meet.

Transportation and Land Use Committee: Ms. Woods reported that most DASH bus routes, including the commuter routes affecting Parkfairfax, are expected to remain the same, with the exception of the midday AT 3-4 route; there will be a final vote on the matter in December. Ms. Woods added there will be a meeting on December 6, 2019, at Parc East Condominiums addressing any question and concerns of the Parkfairfax and Parc East residents regarding the Dash Bus proposed changes. Mr. Miller stated there will be an insert in the weekly updates addressing the Dash Bus matter.

MATTERS FOR BOARD DECISION:

September 2019 Reserve Expenditures:

- (R) **MOVED by Mr. Courtney, SECONDED by Mr. Soto, to approve the September 2019 Reserve Expenditures, in the amount of \$115,459.72 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (5-0-2). Ms. Wildes and Mr. Moha opposed.**

Additional Pet Application at 1723 Preston Road:

- (R) MOVED by Mr. Moha, SECONDED by Mr. Soto, to approve an additional pet at 1723 Preston Road. The motion passed unanimously (7-0-0).**

Additional Pet Application at 3440 Gunston Road:

- (R) MOVED by Mr. Soto, SECONDED by Mr. Moha, to approve an additional pet at 3440 Gunston Road. The motion passed unanimously (7-0-0).**

Central Split System Specification Update:

- (R) MOVED by Mr. Courtney, SECONDED by Mr. Soto, to approve to amend the Central Packages Split System specifications. The motion passed (6-1-0). Ms. Wildes opposed.**

Mini Split System Appeal – 1575 Mount Eagle Place:

- (R) MOVED by Mr. Courtney, SECONDED by Mr. Soto, to approve the Mini Split System at 1575 Mount Eagle Place. The motion passed unanimously (7-0-0).**

Party Room Request – Lego League Team:

- (R) MOVED by Mr. Soto, SECONDED by Mr. Courtney, to approve to rent the Parkfairfax Party Room or Board Room to Brad Tobin on October 26, 2019 and November 2, 2019, from 11:30 a.m. – 2:30 p.m., at the reduced sum of \$1. The motion passed unanimously (7-0-0).**

Appointment of Board Secretary:

- (R) MOVED by Mr. Courtney, SECONDED by Ms. Woods, to approve to appoint Nick Soto as Secretary for the Board for the term of November 2019 to April 2020. The motion passed unanimously (7-0-0).**

MATTERS FOR BOARD DISCUSSION:

Adoption of PR#15 Restricted Activities at Official PKFX Events: The Board discussed Policy Resolution #15 and agreed to rework the proposed language in the resolution based on the Board's discussions and present the amendments to legal counsel for recommendations.

ORC/VDot/TransUrban Sound Wall F2 Compensation Offer Update: Mr. Miller reported that legal counsel is requesting a copy of the filed document(s) regarding the matter before moving forward with negotiations.

Front Door Reimbursement – 3535 Valley Drive: The Board placed a phone/conference call to the homeowner to allow her three minutes to present concerns. The homeowner stated her concerns regarding her request for reimbursement. The Board discussed the matter in detail and agreed that the door did not meet specifications. The Board concluded to not entertain this matter any further.

Tree Lighting: Mr. Miller provided an update on the matter. Mr. Miller reported the electrical issues have been addressed. Robin Davis, Chair of the Landscape Committee volunteered the committee to flip the lights on the tree.

Through the Wall Air Conditioner Specification Update: Mr. Konkel provided an overview of the most recent amendments to the specifications. Dan Courtney and James Konkel will collaborate to amend the specifications to incorporate any and all edits discussed by the Board and Covenants. The Board discussed the matter further and agreed to place the matter on the November 20, 2019 Board meeting agenda for decision.

MATTERS FOR BOARD INFORMATION:

Manager & Maintenance Reports: Mr. Miller provided Management and Maintenance updates to the Board for the month of September 2019.

November 20, 2019 Agenda Items: The Board discussed next month's agenda items. Vice President Cox reminded the Board to submit any agenda items prior to the November 20, 2019 Board meeting.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) **MOVED by Mr. Moha, SECONDED by Mr. Courtney, to recess Open Session at 9:12 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 (7-0-0).**

MOTION TO EXTEND EXECUTIVE SESSION:

- R) **MOVED by Mr. Courtney, SECONDED by Ms. Wildes, to extend Executive Session to 9:40 p.m. The motion passed (6-1-0). Mr. Moha opposed.**

MOTION TO EXTEND EXECUTIVE SESSION:

- R) **MOVED by Mr. Courtney, SECONDED by Ms. Cox, to extend Executive Session to 9:45 p.m. The motion passed (5-2-0). Mr. Moha and Mr. Soto opposed.**

Meeting Adjourned at 9:45 p.m.