

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
VIRTUAL MEETING**

**November 18, 2020
3360 Gunston Road:
Alexandria, VA 22030**

ATTENDANCE:

Directors Present: Scott Buchanan, President; Susan Cox, Vice President; Dan Courtney, Treasurer; Nick Soto, Secretary; Robin Woods, James Konkel, Maria Wildes, Dave Bush and Jeff Lisanick, Directors.

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

CALL TO ORDER:

President Buchanan called the meeting to order at 7:04 p.m.; and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) MOVED by Mr. Buchanan, to Adopt the agenda as presented. The Agenda was Adopted by unanimous consent.**

POLICE REPORT:

Officer Fromm provided the community police report for the month of October/November 2020. He reported that the last month has been uneventful. He continued that there were two people that passed away of natural causes on the property. Officer Fromm added that on November 9, 2020 there were reports of a guy exposing himself to people, the person was identified and arrested. Officer Fromm also shared that reports were received of a suspicious person behind the buildings on Gunston Road. Officer Fromm concluded that the Package Theft Prevention flyers should be in the December 2020 newsletter.

APPROVAL OF THE OCTOBER 21, 2020, BOARD MEETING MINUTES:

- (R) MOVED by Mr. Buchanan, to approve the October 21, 2020 Board meeting minutes as amended. The October 21, 2020 Board meeting minutes were approved as amended by unanimous consent.**

RESIDENTS FORUM:

Homeowner (Karen Elsbury) stated that she wanted to take a moment and thank President Buchanan for his leadership and dedication as President of the Board of Directors; homeowner stated that she is incredibly impressed with how President Buchanan manages the Board meetings, his integrity, and his overall responsibility to doing what is in the best interest of the residents of Parkfairfax. Homeowner also shared her concerns regarding the revisiting of a Board members Covenants/Board's patio decision that is on the agenda for tonight. Homeowner stated that the revisiting of this matter sets a bad precedent for decisions that the Board makes in

the future. Homeowner continued that the Board has turned down similar requests from residents in the past and that it is not a great message to send to residents that you have to follow the rules unless you are on the Board of Directors. Homeowner concluded that she hopes the Board would work together and not against each other to continue to make Parkfairfax a great place to live.

Homeowner (Beth Hand) shared her appreciation for the Board's service. She shared with the Board her thoughts on tree replacements throughout the community. She asked that the Board consider replacing the trees on a one-on-one basis and that this matter be considered a priority.

COMMITTEE REPORTS:

Outreach Committee: Mr. Lisanick re-raised the subject matter of the Outreach Committee working on the Parkfairfax website. Mr. Lisanick shared that the Committee(s) recommended that the announcement regarding cancelling the New Residents Reception due to COVID-19 restrictions be reprinted in the January 2021 newsletter as well as placed on the community Facebook Page. Mr. Lisanick continued that Janet Schrader has volunteered to take on overseeing/updating and improving the Parkfairfax website.

Landscape Committee: Ms. Wildes confirmed with Management that the Green Tour will take place on Saturday November 21, 2020. Mr. Miller confirmed the date.

Transportation and Land Use Committee: Mr. Bush raised the subject of recycling guidelines as to what is acceptable and unacceptable. Mr. Bush continued that something will be placed in the newsletter addressing the issue. Mr. Bush asked that the Landscape Committee and/or Management take a look at the ginkgo tree located at Gunston Road near the exit onto the circle. Mr. Bush continued that the fruits from that tree is a hazard to people standing at that particular bus stop. He also shared that discussion was had regarding the removal of all campaign and political signs from the general and common elements throughout the community. Mr. Bush further stated that the TLUC committee also discussed paint being left behind by the painters and the unsightly look thereof.

MATTERS FOR BOARD DECISION:

October 2020 Reserve Expenditures

- (R) MOVED by Mr. Bush, SECONDED by Mr. Courtney, to approve the October 2020 Reserve Expenditures in the amount of \$257,650.72 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (8-1-0). Ms. Wildes opposed.**

Park Fairfax Maintenance Vehicle Replacements:

- (R) MOVED by Ms. Cox, SECONDED by Mr. Courtney, to approve an expenditure not to exceed \$58,000 for a contract with Malloy Ford to purchase two replacement trucks with \$34,000 to come from GL 3130.850 and \$24,000 to come from GL 1480.000. The motion passed (7-2-0). Mr. Bush and Ms. Woods opposed.**

Flagstone Patio – 3442 Gunston Road:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Konkel, to approve the flagstone patio at unit 3442 Gunston Road. The motion passed (5-3-1). Mr. Buchanan, Ms. Cox, Mr. Soto opposed. Mr. Courtney abstained.**

Retaining Wall – 3442 Gunston Road:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Lisanick, to approve the retaining wall at unit 3442 Gunston Road. The motion failed (4-5-0). Mr. Buchanan, Mr. Courtney, Ms. Cox, Mr. Konkel and Mr. Soto opposed.**

MATTERS FOR BOARD DISCUSSION:

Storm Water Management & Erosion Control RFP: The Board discussed the matter. Mr. Miller added that he is waiting for one vendor (Christopher Consultants) to provide an RFP. Mr. Miller stated that he should be in receipt of the RFP by December 9, 2020.

Community Website: The Board discussed the matter and restated that Janet Schrader will be overseeing/updating and improving the community website. Mr. Bush recommended reaching out to Mr. Rick Fletcher for assistance with the website.

Gym Opening: The Board discussed the matter and concluded to keep the Gym closed in accordance with the COVID-19 restrictions..

Credit or Equity for Amenity Closures: The Board concluded to revisit this matter during the Budget Process.

Community Water Proofing Strategy: Mr. Miller provided an overview of suggested water proofing strategies. Mr. Bush suggested that these matters continue to be dealt with on a case-by-case, as needed basis. The Board discussed the matter and concluded to remove this matter from the Agenda.

Landscape Tree for Tree Replacement: The Board revisited this matter and concluded to continue this matter during the Budget phase. Mr. Miller will acquire the proper bids. Ms. Robin Davis will provide recommendations on behalf of the Landscape Committee.

Additional Recycling: Mr. Miller shared details of the plans for additional recycling services for cardboard recycling, to include extra pick up days, etc.. After further discussion, the Board concluded to revisit this matter during the Budget Phase.

Address Plaques: The Board discussed the matter and concluded to revisit this matter during the Budget Phase.

Central Split System Approval & Specifications: The Board discussed the matter. Mr. Bush placed a recommendation before the Board to reinstate the Architectural & Planning Committee to address such matters. Mr. Buchanan stated he would be happy to reach out to the community to seek interested parties for the committee and to provide recommendations on potential changes to the Board.

MATTERS FOR BOARD INFORMATION:

Manager & Maintenance Reports: Mr. Miller provided Management and Maintenance updates to the Board for the month of November 2020. Mr. Miller also reported that Management is restocking PPE (Personal Protective Equipment) supplies to address the spike in COVID-19.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) **WITHOUT OBJECTION** it was **MOVED** by President Buchanan, to recess Open Session at 9:27 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 by unanimous consent.

MOTION TO LEAVE EXECUTIVE SESSION:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. Buchanan to leave Executive Session at 9:29 p.m. The motion passed by unanimous consent.

ACTION TAKEN AFTER EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Cox, to accept a recommendation from Legal Counsel regarding a legal matter. The motion passed by unanimous consent.

MOTION TO ADJOURN:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. Buchanan, to **ADJOURN THE MEETING** at 9:30 p.m. The motion passed by unanimous consent.

Meeting Adjourned at 9:30 p.m.