

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
VIRTUAL MEETING**

**October 21, 2020
3360 Gunston Road:
Alexandria, VA 22030**

ATTENDANCE:

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

Directors Absent: Dan Courtney, Treasurer

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 7:00 p.m.; and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

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

POLICE REPORT:

Officer Fromm reported for the month of September/October 2020. He continued that last month there was a stolen car taken from the 3300 block of Gunston Road that was recovered a couple days later. Officer Fromm reported there were a couple of hit and runs on the property, one in the 3700 block of Gunston Road and the other in the 1400 block of Martha Custis Drive. A vehicle was tampered with in the 3600 Block of Gunston Road.

APPROVAL OF THE SEPTEMBER 16, 2020, BOARD MEETING MINUTES:

- (R) MOVED by Mr. Buchanan, to approve the meeting minutes of the September 16, 2020 Board meeting as amended. The motion passed by unanimous consent.**

RESIDENTS FORUM:

Homeowner (Sherry Truhlar) shared her concerns regarding whether Management is following up with contractors that are working on Parkfairfax property to ensure that the work they are being paid to do is done properly. Some of the work/repairs that raised her concern was the striping of parking spaces on Fitzgerald Lane, roof repairs, and a retaining wall. Homeowner further stated that contractors should not be paid for work that is not accurately done and Parkfairfax should not continue to work with contractors if it has been identified that their quality of work is not professional. Mr. Miller will address the homeowners concerns regarding roofing issues.

Homeowner (Peter & Diane Erbland) shared her concerns regarding the location and/or placement of HVAC System(s) at 3206 Wellington Road. Homeowner asked that the Board reconsider/reverse the decision made by

Covenants Committee to allow frontal installation of the compressor unit at 3206 Wellington Road and have the unit placed in the back of the building.

Homeowner (Bridget & Andy Baker-White - 3202 Wellington Road) shared her concerns regarding the location and placement of the HVAC Compressor in the front of her building. Homeowner asked that the compressor be placed in the back of the building.

Homeowner (Carol McCarthy - 3216 Wellington Road) Homeowner shared her concerns regarding the location/placement of the HVAC System. Homeowner shared additional concerns regarding appearance, noise concerns and the impact the placement of the HVAC systems will have on property value.

Homeowner (Nancy Hall-Berens - 3208 Wellington Road) Homeowner further shared her concerns regarding the installation/location of the HVAC unit in the front of the building. Homeowner stated the HVAC system should be installed in the back of the building.

Homeowner (Karen Elsbury) shared her concerns regarding the conditions of the community. Homeowner stated that there is a lot of clutter throughout the community and conditions are not up to standard and need to be addressed.

Resident (Robert Schneider) shared his concerns regarding retaining contractors that do sloppy work and are not performing their work properly.

COMMITTEE REPORTS:

Activities Committee: Karen Elsbury raised the subject of a tree that was planted in the middle of the Coryell open space. Ms. Elsbury stated that it is right in the middle of the concert area and would be in the way. Mr. Miller stated he will move the tree.

Landscape Committee: Ms. Wildes raised the subject matter of the Drought Plan and the VDOT Landscaping Initiative. Ms. Wildes stated that any input and/or participation anyone could provide to the Committee would be welcomed. Mr. Bush inquired about a request made by the Landscape Committee for a Green Infrastructure Tour (GI Tour); Mr. Miller stated that Management is in the process of addressing that request.

Outreach Committee: Mr. Lisanick reraised the subject matter of the Outreach Committee working on the Parkfarifax website. Mr. Lisanick shared that he has shared the request with the Outreach Committee and they are moving forward with the request.

[President Buchanan noted that Ms. Woods has now joined the Board meeting, bringing the number of Board members present to eight (8). Ms. Woods excused herself for five (5) minutes temporarily bringing the number of Board members down to seven (7).]

MATTERS FOR BOARD DECISION:

September 2020 Reserve Expenditures

- (R) MOVED by Mr. Bush, SECONDED by Ms. Cox, to approve the September 2020 Reserve Expenditures in the amount of \$284,894.06 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (6-1-0). Ms. Wildes opposed.**

[President Buchanan noted that Ms. Woods has now rejoined the Board meeting, bringing the number of Board members present to eight (8).]

West Glebe Road Bridge Project:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Soto, to approve Permanent (\$20,664) and Temporary (\$12,585) Construction Easements for the West Glebe Road Bridge Project as requested by Arlington County and defined in a letter dated September 3, 2020 from Betsy Herbst, Real Estate Specialist and as acceptor for remuneration in paying the sum of \$33,249.00. The motion passed unanimously (8-0-0).**

3206 Wellington Road:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Soto, to provide Board approval for modification of the approved application at 3206 Wellington Road for an HVAC installation and to allow for placement of the compressor at the rear and secondary location. The motion passed (7-1-0). Mr. Konkel opposed.**

MATTERS FOR BOARD DISCUSSION:

Reimbursement for Rent – 3328 Valley Drive: The Board discussed the matter and concluded that this item will not be placed on the agenda for Board decision.

Retaining Wall/Patio – 3442 Gunston Road: Mr. Lisanick revisited the matter and stated that it was on the March 2020 Agenda and was tabled due to the COVID 19 pandemic as being nonessential. Mr. Lisanick shared his continued concerns regarding this matter such as the reduction in size of the patio, being deprived of limited common area in the back of the patio, etc. Mr. Lisanick further asked the Board to place on hold any further actions from Covenants pending the result of the hearing regarding this matter. The Board moved to a vote on the matter to place on hold any further actions from Covenants and place this matter on the November 18, 2020 agenda for decision.

- (R) **MOVED by Ms. Wildes, SECONDED by Mr. Bush, to negate any movement on this matter from Covenants and place this matter on the Agenda at the November 18, 2020 Board meeting for decision. The motion passed (5-2-1). Mr. Buchanan and Ms. Cox opposed. Ms. Woods abstained.**

The item will be placed on the next Board agenda and in the interim, any fines and/or fees imposed by the Covenants Committee will be held in place.

List of Underutilized Laundry Units: Mr. Miller provided an update on the matter. Mr. Miller stated that he is waiting for additional information (bids) from three (3) different service companies. Mr. Miller will revisit this matter with the Board upon receipt of requested information..

Tree for Tree Replacement & Lime Treatment: The Board discussed the matter. Mr. Buchanan placed a recommendation before the Board to revert this matter to the Landscape Committee for their view on the matter and as well as to provide guidance to the Board for budget discussion for the next fiscal year.

Parkfairfax Drought Plan: Ms. Wildes placed a request before the Board to move this matter to a vote in its entirety. The Board discussed the matter and concluded to revisit this matter at the November 18, 2020 Board meeting for discussion as well as revisit the matter during the budget process..

Parkfairfax Maintenance Vehicle Replacements: The Board discussed the matter and will revisit the matter at the November 18, 2020 Board meeting under Matters for Board Decision.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. 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 EXTEND THE BOARD MEETING 10 MINUTES:

- R) **MOVED** by Mr. Buchanan, **SECONDED** by Ms. Wildes, to extend the Board meeting 10 minutes until 9:37 p.m. The motion passed (7-1-0). Mr. Soto opposed.

MOTION TO EXTEND THE BOARD MEETING 10 MINUTES:

- R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Bush, to extend the Board meeting 10 minutes until 9:47 p.m. The motion passed unanimously (8-0-0).

MOTION TO LEAVE EXECUTIVE SESSION:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. Buchanan to leave Executive Session at 9:41 p.m. The motion passed unanimously (8-0-0).

ACTION TAKEN AFTER EXECUTIVE SESSION:

- R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Bush, that the Board agrees to the consideration discussed in Executive Session for certain and specific tenant owners. The motion passed unanimously (8-0-0).

MOTION TO ADJOURN:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. Buchanan, to **ADJOURN THE MEETING** at 9:42 p.m. The motion passed by unanimous consent.

Meeting Adjourned at 9:42 p.m.