

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
VIRTUAL MEETING**

**September 16, 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 7:00 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 August/September 2020. He continued that there was a hit and run on August 24, 2020 on Valley Drive and Coryell Lane; on September 3, 2020, in the 3600 Block of Gunston Road a car was stolen, the car was recovered in Washington, D.C.

APPROVAL OF THE AUGUST 19, 2020, BOARD MEETING MINUTES:

- (R) MOVED by Mr. Buchanan, to approve the meeting minutes of the August 19, 2020 Board meeting as amended. The motion passed by unanimous consent.**

RESIDENTS FORUM:

Homeowner (Hector Mares) shared his concerns regarding the September 11, 2020 rainstorm and the water run off that pools at the bottom of the buildings at Mount Eagle Place and surrounding areas. Homeowner shared that he has researched solutions online on how to resolve these issues. Homeowner continued that something needs to be done and inquired what would be the most cost effective way to move forward. Homeowner shared what he is looking for from the Board is a plan to address and resolve the matter.

Homeowner (Sherry Trohler) shared her concerns regarding flooding issues in her unit. Homeowner further stated that she will be approaching the Board in the next four months with a proposal to address the issues. Homeowner stated she came before the Board approximately three years ago with a solution and it was turned down; she will be returning with an identical solution in hopes that the Board will reconsider the proposal.

Homeowner (Geoff Reecer) Mr. Reecer raised the subject matter of the buckled floors in his mother's unit at 1330 Martha Custis Drive and the claim submitted under the Parkfairfax Master Insurance Policy. Mr. Buchanan stated that matter is on tonight's agenda for decision.

COMMITTEE REPORTS:

Landscape Committee: Ms. Wildes referenced items that were discussed in a conference call with Mark Miller regarding trees. She referenced subjects such as seeding lawns, a tree for tree replacements and the drought plan.

Agenda Item: The Board discussed the issue of revisiting the Board's previous decision regarding the patio installation decision at 3442 Gunston Road, and adding it to the October 21, 2020 Board meeting agenda under Matters for Board Discussion. After extensive discussion on the matter, President Buchanan stated that he will add the above mentioned item to the October 21, 2020 Board meeting agenda.

MATTERS FOR BOARD DECISION:

August 2020 Reserve Expenditures

- (R) MOVED by Mr. Courtney, SECONDED by Ms. Cox, to approve the August 2020 Reserve Expenditures in the amount of \$331,716.48 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed (7-1-1). Ms. Wildes opposed. Ms. Woods abstained.**

Additional Pet Application – 3329 Ravensworth Place:

- (R) MOVED by Mr. Courtney, SECONDED by Ms. Cox, to approve an additional pet at 3329 Ravensworth Place. The motion passed by unanimous consent.**

Floor Replacement Request – 3324 Valley Drive:

- (R) MOVED by Mr. Courtney, SECONDED by Mr. Bush, to approve the replacement of the floor in unit 3324 Valley Drive. The motion failed (4-5-0). Mr. Buchanan, Mr. Courtney, Ms. Cox, Mr. Konkel, and Mr. Soto opposed.**

Property Insurance Claim – 1330 Martha Custis Drive:

- (R) MOVED by Mr. Courtney, SECONDED by Ms. Wildes, to approve floor repairs in unit 1330 Martha Custis Drive. The motion passes (5-4-0). Mr. Buchanan, Mr. Courtney, Ms. Cox, Mr. Soto opposed.**

MATTERS FOR BOARD DISCUSSION:

Covenants Appeal Request:

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Wildes, to approve to schedule a hearing on October 21, 2020 in relation to the Covenants Committee's decision to impose a monetary charge of \$50 for a single offense or \$10 a day for any continuing offense, up to a maximum of \$900 for any future noise violations. The motion failed (0-8-1). Ms. Cox abstained. The Covenants Decision Stands.**

List of Underutilized Laundry Units Update: The Board discussed the matter and concluded that additional data is needed regarding, utilization, exiting the existing contract, and acquiring alternate vendors. The Board concluded to revisit this matter and add it to the October 21, 2020 Board meeting Agenda under Matters for Board Discussion.

West Glebe Road Bridge Project: The Board discussed the matter and concluded to add it to the October 21, 2020 Board meeting Agenda under Matters for Board Decision.

Drought Plan: The Board discussed the matter and raised subject matters such as, creating a task force to address flooding and provide recommendations. Mr. Buchanan stated that hiring a professional to make recommendations and provide a water management plan would be beneficial. Mr. Buchanan also recommended that the Landscape Committee be tasked with providing guidelines. After further discussion, the Board concluded to seek Request for Proposals (RFP's) from companies; delegate the Landscape Committee to develop general high level guidelines from a water management standpoint. The Board further concluded to add this matter to the October 21, 2020 Agenda under Matters for Board Discussion and/or possible Decision.

Capital Improvements: Mr. Buchanan shared the idea of, in the future, setting a date for a town hall meeting to discuss priorities for the community. After further discussion, the Board concluded to hold a Town Hall Meeting on December 9, 2020 at 7:00 p.m., to seek the opinions of the community.

- (R) MOVED by Mr. Buchanan without objection, that the Board will set a Town Hall Meeting on December 9, 2020 at 7:00 p.m., to discuss potential Capital Improvements and solicit these acts from the community. A virtual online environment will be created to hold the Town Hall Meeting. The motion passed by unanimous consent.**

Gym Opening: This matter will be revisited at the October 21, 2020 Board meeting.

Credit or Equity for Amenity Closures: This matter will be revisited at the October 21, 2020 Board meeting.

Community Waterproofing Strategy: The Board discussed the matter. Mr. Miller will provide additional information regarding the matter, to be discussed at the October 21, 2020 Board meeting.

MOTION TO EXTEND THE BOARD MEETING 15 MINUTES:

- R) MOVED by Mr. Buchanan, SECONDED by Mr. Courtney, to extend the Board meeting 15 minutes until 9:43 p.m. The motion passed unanimously (9-0-0).**

NOTE: Robin Woods left the meeting at 9:27 p.m., due to a family matter, bringing the number of Board members present to eight (8).

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) WITHOUT OBJECTION it was MOVED by Mr. Buchanan, to recess Open Session at 9:28 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 9:34 p.m. The motion passed by unanimous consent.

ACTION TAKEN AFTER EXECUTIVE SESSION:

No Actions Taken After Executive Session.

MOTION TO ADJOURN:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. Buchanan, to **ADJOURN THE MEETING** at 9:34 p.m. The motion passed by unanimous consent.

Meeting Adjourned at 9:34 p.m.