

**2021 PARKFAIRFAX CONDOMINIUM
BOARD OF DIRECTORS
VIRTUAL MEETING**

**April 28, 2021
3360 Gunston Road
Alexandria, VA 22302**

ATTENDANCE:

Directors Present: Dave Bush, President; Jeff Lisanick, Vice President; Peter Ferrell, Secretary; Scott Buchanan, Treasurer; and Directors Peggy Clancy, Claire Eberwein, James Konkel, Hector Mares, and Robin Woods.

Others Present: Mark Miller, General Manager; Dana Cross, Assistant General Manager, and Ken Chadwick, Legal Counsel with Chadwick, Washington, Moriarty and Bunn P.C.

CALL TO ORDER:

President Buchanan called the virtual Board meeting to order at 7:00 p.m. and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

President Buchanan requested that Tab #9 (Reimbursement Request – 3324 Valley Drive) be moved to Executive Session.

Board member Claire Eberwein stated that she would like to add under matters for Board decision a motion to overturn the February 2021 Decision to sell the Association unit at 3546 Martha Custis Drive.

Mr. Bush requested that AR14 Board of Directors Rules & Regulations be removed from the agenda and replaced with setting a meeting schedule for the up-coming year. Mr. Bush also asked that the Election and Budget Schedule be removed and revisited at the May 19, 2021 Board meeting.

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Lisanick, to add a motion to overturn the February 2021 decision to sell the Association unit at 3546 Martha Custis Drive to Matters for Board Decision. The motion passed (7-2-0). Mr. Buchanan and Mr. Konkel objected.**

- (R) Without OBJECTION, Mr. Buchanan MOVED to approve the agenda with the following modifications as discussed by the Board: to add the motion to rescind the sale of Association unit at 3546 Martha Custis Drive to Matters for Board Decision; Appointments of Covenants Committee Members to Matters for Board Decision; Striking Tab #7, Election/Budget Schedule from the Agenda and revisiting the matter at the May 19, 2020 Board meeting; Striking Tab #8 AR14 Board of Directors Rules & Regulations and revisit the matter at the May 19, 2020 Board**

meeting; and transferring Tab #9 to Executive session. **WITHOUT OBJECTIONS,** the amendments to the April 28, 2021 Board meeting Agenda are approved.

ELECTION OF OFFICERS:

Board President:

- (R) **MOVED** by Mr. Konkel, **SECONDED** by Ms. Clancy to elect Scott Buchanan as President of the Board of Directors. Motion failed (1-7-1). Mr. Bush, Mr. Lisanick, Mr. Ferrell, Ms. Woods, Ms. Eberwein, Ms. Clancy and Mr. Mares opposed. Mr. Buchanan abstained.
- (R) **MOVED** by Ms. Woods, **SECONDED** by Ms. Eberwein to elect Dave Bush as President of the Board of Directors. Motion passed (7-2-0). Mr. Buchanan and Mr. Konkel opposed.

Vice President:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Clancy to elect Jeff Lisanick as Vice President of the Board of Directors. Motion passed unanimously (9-0-0).

Secretary:

- (R) **MOVED** by Mr. Lisanick, **SECONDED** by Ms. Clancy to elect Peter Ferrell as Secretary to the Board of Directors. Motion passed unanimously (9-0-0).

Treasurer:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Woods to elect Scott Buchanan as Treasurer to the Board of Directors. Motion passed (7-1- 1). Ms. Eberwein opposed and Mr. Buchanan abstaining.

POLICE REPORT:

Officer Fromm was not in attendance due to training. Mr. Miller reported there were three vehicles in the community whose tires were removed.

APPROVAL OF THE MARCH 17, 2021 BOARD MEETING MINUTES:

- (R) **MOVED** by Mr. Ferrell, **SECONDED** by Mr. Lisanick to approve the March 17, 2021 Board meeting minutes as presented. Motion passed (5-0-4). Mr. Ferrell, Ms. Eberwein, Ms. Clancy and Mr. Mares abstained.

RESIDENTS FORUM:

Homeowner (Marieke Johnson) shared her concern(s) regarding dumpster divers. Mr. Miller stated that the police have been notified regarding the matter and they have some information such as license plate(s), etc. Mr. Miller further stated that he will follow up with Officer Fromm for additional

information. Homeowner also inquired as to why it took so long to post the unit for sale and what is the plan for the income if the renter moves out. Mr. Miller provided clarification.

Homeowner (Joanna Gardiner) shared her concerns regarding a violation she received from Management regarding her front area patio. Homeowner continued that she walked through the community and was able to find 21 common element patios similar to hers. After further discussion, Mr. Bush directed Ms. Gardiner to consult with Dana Cross to schedule a hearing before the Covenants Committee to address her concerns and to request an appeal on the Covenants Committee's decision.

Homeowner (Kathy Schramek) stated that she thinks that it is very hypocritical of the Board to have approved patios that are in direct violation of covenants. Ms. Schramek further stated that the Board is hypocritical in deciding which patios are ok and which patios are not. Ms. Schramek concluded that the Board is headed for a lawsuit.

COMMITTEE REPORTS:

Transportation and Land Use Committee: Ms. Woods recommended that everyone read last month's committee report. Ms. Woods further stated that the report provides a clear definition as to what LED lights are and their purpose.

Covenants Committee: Included in the Board packet are Covenants Committee meeting reports dated February 9, 2021 and March 9, 2021.

MATTERS FOR BOARD DECISION:

March 2021 Reserve Expenditures

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Lisanick, to approve the March 2021 Reserve Expenditures in the amount of \$172,160.57 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (9-0-0).**

Appointment of Board Liaisons to Individual Committees:

Building & Utilities Committee	-	James Konkel	--	Board Liaison
Community Outreach Committee	-	Jeff Lisanick	--	Board Liaison
Covenants Committee	-	Scott Buchanan	--	Board Liaison
Architecture & Planning Board Committee	-	Claire Eberwein	--	Co-Board Liaison
Architecture & Planning Board Committee	-	Dave Bush	--	Co-Board Liaison
Recreation Committee	-	Peggy Clancy	--	Board Liaison
Transportation & Land Use Committee	-	Hector Mares	--	Co-Board Liaison
Transportation & Land Use Committee	-	Peter Ferrell	--	Co-Board Liaison
Landscape Committee	-	Claire Eberwein	--	Board Liaison

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to appoint as Committee Liaisons the slate of Directors listed above to the referenced committees. The motion passed unanimously (9-0-0).**

Appointment of Covenants Committee Members:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to appoint Dan Courtney and Yvonne Zecca to the Covenants Committee. The motion passed unanimously (9-0-0).**

Motion to Overturn the sale of an Association Unit:

The Board discussed the matter. Mr. Buchanan provided a potential financial overview of the sale. After further discussion, the Board placed the matter for a vote.

- (R) **MOVED by Ms. Eberwein, SECONDED by Mr. Bush, to overturn the February 2021 Board decision to sell the Association unit located at 3546 Martha Custis Drive. The motion passed (7-2-0). Mr. Buchanan and Mr. Konkel opposed.**

Mr. Bush directed Management to take the Association unit off the market and address any fees that may be attached to rescinding the sale of the unit so that they can be addressed by the Board.

MATTERS FOR BOARD DISCUSSION:

Pool Opening and Cleaning Options: Mr. Miller provided an update on the matter. Mr. Miller stated that there are still concerns and as it stands right now, High Sierra Pool Management Company will only have enough staff to open Pool "A" on May 29, 2021 for the normal operating hours. The pool can only open at 75% of the lowest capacity meaning, three (3) lifeguards and 75 people, which means Pool "A" can open up with 56 people. People will still have to remain 6 feet apart on the pool deck. Mr. Miller further reported that the bathrooms will be open for hand washing and facility use. It is recommended to deep clean the pool once a week. Mr. Miller added that it will cost approximately \$8,500 to clean Pool "A" for the season. After further discussion, the Board concluded to move the matter of pool cleaning to the May 19, 2021 Board meeting under Matters for Board Decision.

Gym Opening and Cleaning Options: The Board discussed the matter and concluded to move this matter to the May 19, 2021 Board meeting under Matters for Board Discussion.

Election & Budget Schedule:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to amend Administrative Resolution #14 (AR#14) on page seven (7) to strike the existing dates and replace them with the dates provided in the draft proposed schedule dated April 28, 2021, that was submitted to the Board. The motion passed unanimously (9-0-0).**

Management & Maintenance Report: Mr. Miller provided the Management Update report for April 2021.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- R) **MOVED** by Mr. Ferrell, **SECONDED** by Mr. Lisanick, to recess Open Session at 8:47 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 (9-0-0).

MOTION TO EXTEND THE MEETING:

- R) **MOVED** by Mr. Lisanick, **SECONDED** by Mr. Bush, to extend the Board meeting for 10 minutes. The motion passed (7-2-0). Mr. Buchanan and Mr. Konkel opposed.

MOTION TO EXTEND THE MEETING:

- R) **MOVED** by Mr. Lisanick, **SECONDED** by Ms. Eberwein, to extend the Board meeting for 5 minutes. The motion passed (7-2-0). Mr. Buchanan and Mr. Konkel opposed.

MOTION TO LEAVE EXECUTIVE SESSION:

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

ACTION TAKEN AFTER EXECUTIVE SESSION:

- R) **MOVED** by Ms. Eberwein, **SECONDED** by Mr. Lisanick, to direct management to act favorably upon the recommendations of Legal Counsel regarding two reimbursement requests. The motion passed unanimously (9-0-0).

MOTION TO ADJOURN:

- R) **MOVED** by Mr. Ferrell, **SECONDED** by Ms. Clancy to adjourn the April 28, 2021, Board of Directors meeting at 9:42 p.m. The motion passed unanimously (9-0-0).

Meeting Adjourned at 9:42 p.m.