

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

**May 19, 2021
3360 Gunston Road:
Alexandria, VA 22302**

ATTENDANCE:

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

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

CALL TO ORDER:

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

APPROVAL OF THE AGENDA:

Board member Peter Ferrell requested that Tab #9 (Gym Opening and Cleaning Options) be moved to Matters for Board Decision.

Board member Claire Eberwein requested that Tab #11 (AR#14 Board of Directors Rules & Regulations) be moved to Matters for Board Decision.

The aforementioned amendments were accepted by unanimous consent.

(R) MOVED by Mr. Bush, SECONDED by Ms. Clancy, to approve the agenda as amended. The motion passed unanimously (9-0-0).

POLICE REPORT:

Officer Fromm reported that on April 23, 2021, two larcenies were reported; tires were stolen off of two Honda Accords. Officer Fromm suggested that residents invest in wheel locks for their cars.

Sergeant Mark Jessup introduced himself and shared that he is with the Alexandria Sheriff's Office and is now the Liaison for Parkfairfax. Sergeant Mark Jessup further shared that one of the benefits that the Sheriff's Department offers is home checks at homeowner's request if they are out of town, etc. Sergeant Mark Jessup concluded that he is available to address any questions and/or concerns the Board may have and is glad to be a part of the Parkfairfax Association.

APPROVAL OF THE APRIL 28, 2021, BOARD MEETING MINUTES:

(R) MOVED by Mr. Bush, SECONDED by Mr. Ferrell to approve the April 28, 2021, Board meeting minutes as amended. Motion passed unanimously (9-0-0).

RESIDENTS FORUM:

Homeowner (Kristin Lough) shared her interest in reopening the gym. Homeowner stated that she feels strongly that we are now at a place that consideration could be made to allow a certain number of people access to the gym.

Homeowner (Sarah Stoller) shared her concerns regarding landscaping. She stated she had three (3) points, (1) is the disregard of some of her ceramic pots on her property; (2) is the ignorance the landscaping company has regarding trimming perennial bushes; homeowner continued that it appears that the buds on her lilac bush was trimmed off last fall, and this spring the bush appears to be dead after being vibrant for the past two years, and (3) is how often is the landscaping contract renewed and is it an open competition process. Mr. Miller responded that the landscaping contract is up for renewal in 2024.

Homeowner (Kimberly Stenlund) shared that she did not see that the meeting is now held via zoom and was still trying to access the meeting through GoTo Meetings, which is why she was late to the meeting. Homeowner also shared her concerns regarding Parkfairfax privacy and the Association having rights to prior meetings and recordings. Homeowner stated that the buds on her lilac bush were sheared off as well and she did not have any blooms this year.

Homeowner (Judy Willard) inquired about installing safety railings on the two steps outside of Buildings #828 & #830. Homeowner stated that majority of the residents in these buildings are over 60 years of age and have safety concerns. Mr. Miller will look into providing pricing to the Board for the railings and the matter will be revisited. Homeowner also shared there is not proper lighting in front of Building #828. Mr. Miller stated that On Site Lighting & Survey was on the property and building #828 was one of the buildings that was surveyed.

COMMITTEE REPORTS:

Covenants Committee: Included in the Board packet is the Covenants Committee meeting report dated April 13, 2021.

Landscape Committee: Included in the Board packet is the Landscape Committee meeting report for May 2021.

Transportation and Land Use Committee: Included in the Board packet is the Transportation and Land Use Committee meeting report dated May 13, 2021.

Activities Committee: Mr. Bush added an update regarding action being taken to move forward with the summer concert series; additional information will be available in the newsletter.

MATTERS FOR BOARD DECISION:

April 2021 Reserve Expenditures

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to approve the April 2021 Reserve Expenditures in the amount of \$199,077.69 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (9-0-0).**

Appointment of the Architecture and Planning Board Members:

So noted: Board Member Peter Ferrell disclosed that he may have a conflict of interest in the matter, due to his wife being one of the applicants running for appointment.

- (R) APPOINTMENTS MADE by MAJORITY VOTE, Amy Cohen, Anna Fernezian, Paula Martori, Ann McCord, Kristen Mowery, Scott Mulrooney and Ann Wheaton were appointed as Architecture and Planning Board Committee members by majority vote.**

Mr. Bush stated that he has requested that Ms. Cross get in touch with the A&PB Committee members to pole a good date that they can conduct their first meeting. In addition to that, Mr. Bush is requesting that Ms. Eberwein, Liaison for the A&PB convene the meeting and elect officers to continue to conduct standard Committee meetings.

Appointment of Covenants Committee Members:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Ferrell, to appoint Dan Courtney and Yvonne Zecca to the Covenants Committee. The motion passed (7-1-0). Ms. Eberwein opposed. Ms. Woods was not present for the vote bringing the number of Board members voting on the matter to eight (8).**

Ms. Eberwein stated for the record that she objects to the way the Appointment of the Covenants Committee members was handled. She further stated that there were more applicants than there were positions, and it should have been handled the exact same way the votes were handled for the A&PB, and by placing a motion on the floor, every individual did not receive a fair hearing. Ms. Eberwein stated that the Covenants Committee vote was unfair, and she extended her apologies to Ms. Amanda Mullen for the way the matter was conducted

Acknowledgement of the Unanimous Vote to Rescind April Appointments to the Covenants Committee:

Mr. Bush acknowledged before the Board that there was a vote between meetings to rescind the unanimous vote of the April Appointments to the Covenants Committee.

Pool Opening and Cleaning Options:

Mr. Miller reported that High Sierra Pools have committed to opening Pool-A and Pool-C on Saturday, May 29, 2021, 12:00 p.m. – 8:00 p.m., Sunday May 30, 2021, from 12 p.m. – 8:00 p.m. Pool-C will not open on Memorial Day, but will reopen on June 5th and 6th, 2021. Pool-A will remain open on its normal scheduled, being closed only on Wednesdays. The Reservation System will be in effect and will be evaluated throughout the weekend; depending on usage the Reservation system may be eliminated. Mr. Miller reported that Clean Wise will provide a full service, top to bottom cleaning of the pools before opening.

Resurfacing of the Martha Custis Tennis Courts:

Mr. Miller provided an update. The Board discussed the matter and proceeded to the following motion:

- (R) MOVED by Ms. Eberwein, SECONDED by Ms. Clancy, to approve Potomac Tennis to resurface the Martha Custis Courts at a cost of \$27,000 to come from Reserves 3900.404 Tennis Court Sealer. The motion passed unanimously (9-0-0).**

Ms. Eberwein raised the subject matter of pickleball and stated that this matter should be revisited to allow the Board to weigh in on the subject. Mr. Miller will look into providing additional information as to which court could be utilized for pickleball.

Gym Opening & Cleaning Options:

Mr. Miller provided an update on the matter. Mr. Miller reported that CleanWise Solutions will clean the gym for \$685. Mr. Miller added that the Gym will open on May 28, 2021, and there will be a sign on the door requested that all unvaccinated members wear a mask in the gym. The Gym hours will be 6:00 a.m.-10:00 p.m., each day.

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Ferrell, to reopen the Gym effective as soon as possible and/or based on Management's recommendations and that a sign be placed on the door requesting that all unvaccinated individuals wear a mask in the gym. The motion passed unanimously (9-0-0).**

A/R #14 Board of Directors Rules & Regulations:

The Board discussed the proposed/suggested amendments. After further discussion, the Board concluded to vote on the suggested amendments as discussed. The Board discussed the proposed amendment to remove:

- II. BOARD OF DIRECTORS #6 (3): which states The President is limited to authorizing one expenditure of \$10,000 between meetings.
- (R) The Board voted on the proposed amendment to remove "The President is limited to authorizing one expenditure of \$10,000 between meetings". The motion passed objecting the proposed amendment (8-1-0). Ms. Eberwein opposed.**
- (R) MOVED by Ms. Eberwein, SECONDED by Ms. Clancy, to accept Ms. Eberwein's amendments under MEETINGS AND MINUTES (Agenda). The motion failed and the rule stays. (3-6-0). Mr. Buchanan, Mr. Bush, Mr. Ferrell, Mr. Konkel, Mr. Mares and Ms. Woods opposed.**
- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Eberwein, that sentences 3, 4 and 5, under Meetings and Minutes (Subsection 10 (Minutes)), under paragraph A, shall be removed and replaced with the following:**
- "Draft minutes will be given to Board members for review and revision within 72 hours prior to the next subsequent Board meeting. The motion passed unanimously (9-0-0).**
- (R) MOVED by Mr. Ferrell, SECONDED by Mr. Buchanan, to adopt A/R #14 as revised. The motion passed unanimously (9-0-0).**

2021/2022 Budget/Election Proposed Schedule:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to move this matter to Matters for Board Decision and accept the 2021/2022 Budget/Election Proposed Schedule as submitted. The motion passed unanimously (9-0-0).**

MATTERS FOR BOARD DISCUSSION:

Maintenance Yard Dumpsters Options & Cost:

Mr. Miller provided an update on the matter. Mr. Miller will look into cost savings and acquiring a discount for the residents. The Board concluded to accept Management's recommendations and the prior Board's decision regarding the matter.

Attorney Law Review – Workshop or Special Meeting:

Ms. Eberwein recommended a special meeting to address the matter. Mr. Bush requested Ms. Cross take a pole of the Board for available dates to set up a special meeting from 7:00-9:30 p.m. Mr. Miller will reach out to legal counsel regarding the matter. The Board agreed to the special meeting.

A&PB – Administrative Resolution #2 and Specifications – Directive:

Mr. Bush stated that the Board would like the A&PB's first order of business to be a thorough review of the rules, regulations and specifications of AR#2. After further discussion, the Board concluded to revisit the matter at the June 16, 2021, Board meeting for decision.

Capital Improvement Matters:

All Capital Improvement matters on the May 19, 2021, Agenda: Activities Committee Directive; Recreation Committee Directive; Building/Utilities Directive; and TLUC Committee Directives, will be revisited at the June 16, 2021, Board meeting.

Mr. Konkol stated for the record that the Capital Improvement issues were dropped out, and it should be noted that people put serious hours into matters that were going to be presented and it is a shame that those items are not being taken care of.

Reserves – How to Proceed to Properly Fund:

Mr. Bush stated that there needs to be a plan in place as to how to properly fund the Reserves. Ms. Eberwein recommended advertising for qualified candidates to set up the Finance Committee, which has not been active for a while now. Mr. Buchanan will take the lead on this matter as to how to proceed to properly fund.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to recess Open Session at 9:23 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. Ferrell, **SECONDED** by Ms. Clancy, to extend the Board meeting for 10 minutes. The motion passed unanimously (9-0-0).
- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Ferrell, to extend the Board meeting for 5 minutes. The motion passed unanimously (9-0-0).

MOTION TO LEAVE EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Ferrell at 9:43 p.m. The motion passed unanimously (9-0-0).

ACTION TAKEN AFTER EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Ferrell, to grant Legal Counsel permission to move forward with the legal matter(s) as noted in Executive Session. The motion passed unanimously (9-0-0).
- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Bush, to authorize the Treasurer and General Manager, by mutual consent to compensate a contract to the dollar limit agreed to by unanimous consent in Executive Session. The motion passed unanimously (9-0-0).

MOTION TO ADJOURN:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Konkel to adjourn the May 19, 2021, Board of Directors meeting at 9:45 p.m. The motion passed unanimously (9-0-0).

Meeting Adjourned at 9:45 p.m.