

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

**June 16, 2021
3360 Gunston Road:
Alexandria, VA 22302**

ATTENDANCE:

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

Directors Absent: Peggy Clancy

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 7:03 p.m. and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

Board member Claire Eberwein requested to strike Tab #12 from the agenda (Letter to the Mayor Request from Paul Friedman).

Board member Claire Eberwein requested that a discussion item be added to Executive Session if time permits.

The aforementioned amendments were accepted by unanimous consent.

(R) MOVED by Ms. Eberwein, SECONDED by Mr. Lisanick, to approve the agenda as amended. The motion passed unanimously (8-0-0).

POLICE REPORT:

Officer Fromm reported that on May 23, 2021, there was a hit and run involving a metro bus and jeep on Martha Custis and Valley Drive, the jeep left the scene; On May 25, 2021, there was a reported sex offense in the 3600 block of Gunston Road between two people that knew each other, Officer Fromm continued that there is no threat to the community. Officer Fromm concluded that on May 28, 2021, and June 2, 2021, there were a couple of incidents that took place at the 1600 block of Preston Road.

APPROVAL OF THE MAY 19, 2021, BOARD MEETING MINUTES:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Ferrell to approve the May 19, 2021, Board meeting minutes as presented. Motion passed unanimously (8-0-0).

RESIDENTS FORUM:

Homeowner (Kristin Mowery) shared her ideas regarding potentially having an adult only and or no splashing pool. Homeowner continued that the idea is something to consider seeing that there are three pools in the community. Homeowner further stated that since we are well into the 2021 pool season, this could be a consideration for the 2022 pool season, when all three pools are open. President Bush responded by stating that Legal Counsel has advised that in accordance with the Fair Housing Act, there cannot be an adult only pool. President Bush will consult with legal counsel regarding a no splashing/quiet pool.

Homeowner (Lisa Harger) inquired about the 15-minute break for lifeguards. Mr. Miller provided clarification on the matter in accordance with the Fair Housing Act.

Homeowner (Christian De Prins) added that the Fair Housing Act deals with children and adults in the pool at the same time, and lifeguards on break deals with safety concerns for surveillance time; if there are enough lifeguards to rotate, you can have people swimming the entire time. The solution may be 10-minute breaks to maximize swim time as well as adding additional lifeguards for coverage.

- (R) **MOVED** by Unanimous Consent, to add to the agenda under matters for Board Discussion, changing Administrative Resolution #15, Exhibit C (Pool Rules) for pool lifeguards from having 15-minutes breaks to having 10-minute breaks.

Presentation:

Board Treasurer, Mr. Scott Buchanan provided a presentation to the Board entitled Budget Status and Options to Address Rescission of Previous Board Action(s). Mr. Buchanan addressed topics such as the Current Cash Flow, the Current Balance Sheet Position, what is new and requires long-term attention, Common myths about Parkfairfax financials to include Liquidity Position(s). Mr. Buchanan further discussed topics such as a Multi-Year View of Owner Assessments Alone, Option Mix (rough feasibility and value), the Perspective on the Options and Current action(s) needed to address recent Board decisions. Mr. Buchanan opened the floor for questions and discussion. Mr. Buchanan will provide and/or present the presentation for informational purposes to the Finance Committee.

COMMITTEE REPORTS:

Recreation Committee: Mr. Paul Friedman reported that the tennis courts at valley drive have been refurbished. Mr. Friedman revisited the idea of pickleball, and the subject matter of locations was raised as to what would be an appropriate location for pickle ball. Mr. Miller

shared that the net(s) and additional equipment have been purchased to play pickleball. After further discussion it was concluded to add the matter of Pickleball to the July 21, 2021, agenda under Matters for Board Decision. Mr. Friedman concluded that movie night has been approved and the committee will provide additional information and updates on the matter. Mr. Friedman raised the idea of a diving board at the main pool. Mr. Miller stated that from an insurance standpoint, the liability is too high.

Transportation and Land Use Committee: Mr. Peter Ferrell provided an update regarding the Dash Bus Service changes. Mr. Ferrell also provided an update regarding electric charging stations in the community and the issues surrounding charging stations. Ms. Eberwein suggested a directive be made to the TLUC to come up with a survey format in accordance with their report regarding charging stations as a basis to move forward on the matter.

MATTERS FOR BOARD DECISION:

Waiver of June 2021 Assessments:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to approve the late fee waiver of the June 2021 assessments. The motion passed unanimously (8-0-0).**

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

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Bush, to approve the Architecture and Planning Board to review and revise Administrative Resolution #2 along with attendant specifications as the first order of business. The motion passed unanimously (8-0-0).**

Covenants Application – 3250 Valley Drive Handicapped Parking:

- (R) MOVED by Mr. Bush, SECONDED by Ms. Eberwein, to approve a Non-Routine Change application to install a handicapped parking space at 3250 Valley Drive . The motion passed unanimously (8-0-0).**

MATTERS FOR BOARD DISCUSSION:

15-Minute Breaks / Pool Rule: The Board revisited the matter regarding Administrative Resolution #15, Exhibit C (Pool Rules). By consensus of the Board, the Board supports Management implementing 10-minute breaks until an additional staffing solution is developed. The Board further agreed that due to legal ramifications, this matter will be re-raised in Executive Session for decision.

Capital Improvement – Activities Committee Directive – Party Room: The Board discussed and concluded the need for additional committee membership. Ms. Eberwein requested that

Management review all committees with membership of three (3) or less and begin advertising in the newsletter for additional membership. Mr. Bush raised the subject matter of appointing Robin Woods as Liaison to the Activities Committee by way of a 2/3 vote.

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Bush, to appoint Board Member Robin Woods as Liaison to the Activities Committee. The motion passed unanimously (8-0-0).**

Mr. Lisanick stated that he would like to go on record that the Board should hold off on breaking ground on the party room renovations until the Finance Committee comes back with their suggestions and recommendations for long term solvency. The Board will revisit the Party Room, Gym and Building and Utilities Capital Improvement matters at the July 21, 2021, Board meeting for further discussion.

Landscape Consultant Drainage & Erosion Plan: Mr. Miller provided an update on the matter. Board Member Hector Mares requested that management provide the top three (3) areas that need to be addressed as well as what the plan is to address the issues. After further discussion, the matter will be revisited.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Lisanick, to recess Open Session at 9:25 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 (8-0-0).**

MOTION TO EXTEND THE MEETING:

- (R) MOVED by Mr. Lisanick, SECONDED by Mr. Ferrell, to extend the Board meeting for 10 minutes. The motion passed unanimously (8-0-0).**
- (R) MOVED by Mr. Lisanick, SECONDED by Mr. Bush, to extend the Board meeting for 5 minutes. The motion passed unanimously (8-0-0).**

MOTION TO LEAVE EXECUTIVE SESSION:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Ferrell at 9:43 p.m. The motion passed unanimously (8-0-0).**

ACTION TAKEN AFTER EXECUTIVE SESSION:

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Lisanick, to accept legal counsel's amendments to the language in Administrative Resolution #15, Exhibit C (Pool Rules). The motion passed (6-0-2). Board Members Scott Buchanan and Hector Mares abstained.**

- (R) MOVED by Mr. Bush, SECONDED by Mr. Ferrell, to amend the rule to allow lifeguards 10-minute breaks. The motion passed unanimously (8-0-0).**
- (R) MOVED by Mr. Lisanick, SECONDED by Mr. Mares, to accept legal counsel's recommendation to write off bad debt in the amount of \$89. The motion passed unanimously (8-0-0).**

MOTION TO ADJOURN:

- (R) MOVED by Mr. Bush, SECONDED by Ms. Eberwein to adjourn the June 16, 2021, Board of Directors meeting at 9:45 p.m. The motion passed unanimously (8-0-0).**

Meeting Adjourned at 9:45 p.m.