

**PARKFAIRFAX CONDOMINIUMS  
BOARD OF DIRECTORS  
VIRTUAL MEETING**

**September 15, 2021  
3360 Gunston Road:  
Alexandria, VA 22302**

**ATTENDANCE:**

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

Others Present: Dana Cross, Acting General Manager, Donna Young, Recording Secretary

**CALL TO ORDER:**

President Bush called the virtual Board meeting to order at 7:01 p.m. and welcomed everyone to the meeting.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE AUGUST 18, 2021, BOARD MEETING MINUTES & AUGUST 18, 2021, SPECIAL BOARD MEETING MINUTES:**

- (R) MOVED by Mr. Bush, SECONDED by Ms. Clancy to approve the August 18, 2021, Board meeting minutes and the August 18, 2021, Special Board Meeting Minutes as amended. Motion passed unanimously (9-0-0).**

**RESIDENTS FORUM:**

Homeowner (Walner Homere) stated before the Board that he has four (4) maintenance tickets that he needs to get addressed, dating back to January 14, 2021 (Ticket #933208—muddy area within his backyard; matter was brought before the Board and still has not been addressed) (Ticket #1402549 – related to irrigation problems, whenever it rains a lot of mud accumulates in front of his doorsteps) (Ticket #1072604 – regarding standing water issues) (ticket #01325670 – water being exceptionally too hot in his unit). Mr. Homere stated that he was visited by Parkfairfax maintenance staff and was informed that work would begin on the aforementioned tickets. Mr. Homere stated that he was preemptively coming before the Board to make his voice heard.

**MANAGEMENT SEARCH UPDATE:**

Mr. Scott Buchanan, Treasurer of the Parkfairfax Board of Directors provided an update regarding the management search. Mr. Buchanan shared that progress has been made in regard to the search and that Mr. Lisanick, Mr. Ferrell and himself, have been in talks with the recruiter/search firm (The McCormick Group), that will be assisting in the search. Mr. Buchanan further stated that the perspective of the Board as well as feedback received from the

townhall meeting was shared with the recruiter/search firm. Mr. Buchanan continued that there will be an opportunity for the community to have discussion(s) with the recruiter/search firm, and that emails from the community with their questions and concerns have also been provided to the firm. Mr. Buchanan concluded that the next Townhall meeting will be held on September 21, 2021, at 7:00 p.m. Mr. Lisanick added that actual search process will begin in approximately two (2) weeks and may have perspective candidates in the next four (4) weeks.

### **COMMITTEE REPORTS:**

Outreach Committee: Mr. Lisanick reported that the New Residents Reception will be held on Saturday, September 18, 2021, from 10:00-11:30 a.m., masks are required, and social distancing will take place. Mr. Lisanick added to also please come out and enjoy the yard sale from 8:00 a.m. -12:00 p.m. Mr. Lisanick shared that the message the committee want to convey is that they are updating the communications strategy and look forward to collaborating with the new incoming manger and the Board in the upcoming months to implement the new communications plan(s).

Activities Committee: Mr. Bush provided information on behalf of the Activities Committee. Mr. Bush reported that the Alexandria Choral Society would like to make flash mob presentation at the Parkfairfax tree lighting ceremony.

Architectural and Planning Board (A&PB) Committee: Ms. Eberwein shared that she would be adding two (2) more committee members to the A&PB specifications.

### **MATTERS FOR BOARD DECISION:**

#### Spending Authority – Ratify Email Vote:

- (R) MOVED by Mr. Lisanick, SECONDED by Ms. Clancy, to ratify the following motion: MOVED by Mr. Buchanan, SECONDED by Mr. Bush to authorize a sum not to exceed 15k be made available during this fiscal year for temporary staffing or other staff transition support functions deemed necessary by the Acting General Manager. The motion passed unanimously (9-0-0).**

#### Front Door Paint Colors:

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Bush, to approve the new palette of front door colors using the Benjamin Moore Williamsburg Color Collection. The motion passed (8-0-1). Mr. Buchanan abstained.**

#### Barkan Proposal for Budget Preparation:

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Eberwein, to approve the Barkan proposal submitted for budget preparation in the amount of \$3,500 with funds to come from Salary and Payroll. The motion passed unanimously (9-0-0).**

## **MATTERS FOR BOARD DISCUSSION:**

Auditors 2021 Easement Proceeds: The Board discussed the matter and agreed to recognize the Easement Proceeds as ordinary income.

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to recognize the Easement Proceeds as ordinary income. The motion passed unanimously (9-0-0).**

Comcast Contract: This matter will be discussed in Executive Session.

600's Parking by the School: Ms. Clancy revisited the issue of parking down by the school when school is in session and when parents are around and how it limits the residents' ability to park. Ms. Clancy stated that there are 28 allotted parking spaces with an additional two spaces that were reserved for handicap, but the signage has been removed. Ms. Clancy continued that they have well over 60 professionals at the school and that the school needs to provide additional parking for their employees so that it doesn't affect the neighborhood quite so much. Ms. Eberwein, Mr. Gronenberg and Ms. Clancy will revisit the matter with a possible meeting with the principal of the school to address the parking issues.

New Terms of Reference for combining A&PB and BUC: Ms. Eberwein provided information regarding possible amendments to the Terms of Reference of combining the Architectural and Planning Board (A&PB) and the Buildings and Utilities Committee (BUC) Committees. She stated that the only amendments to the Terms of Reference would be made are under the following:

### **B. Manner of Organization**

1. Membership: "The Committee shall be made up of seven (7) members..." **that would switch to nine (9).**
2. Terms: Members shall serve two-year terms. To retain as much continuity as possible, members shall have staggered terms with "four (4)" appointed in June of even numbered years" **that would switch to five (5)** and "three (3) appointed in June of odd numbered years", **that would switch to four (4).**

Ms. Eberwein stated that this a fair request to allow the committee(s) to get more work done. Mr. Bush stated that he is not in favor of moving this matter to the October 20, 2021, Board meeting for decision because he feels that its over burdening to the A&PB. Mr. Bush further stated that he doesn't see a reason in particular to overburden A&PB and take BUC from being an existing committee. Ms. Eberwein stated that if the BUC Committee is going to remain in place, then the BUC's terms of reference would need to be rewritten. After further discussion, Ms. Eberwein requested that the matter be placed on the agenda under Matters for Board Decision at the October 20, 2021, Board meeting. The Board took a straw-poll (4-5-0), and the vote was in favor of **not** moving forward with this matter for decision at the October 20, 2021, Board meeting.

Facebook Board Member Participation: Mr. Ferrell provided information regarding the resolution he drafted in reference to Facebook Board Member Participation. Mr. Ferrell stated

that the reason for the resolution is to address some of the points made by Board members as well as to acknowledge some of the legal risks provided by legal counsel. Mr. Ferrell further stated that this resolution states that members of the Board don't have ignorance as an excuse as to the liabilities that can occur by them being on certain social media platforms that are associated and/or affiliated with the Association. Mr. Ferrell continued that the resolution is a public acknowledgement to members of the community that the Board understands there are risks, legal or otherwise, that exist. Mr. Ferrell concluded that as long as members sit on the Board and speak for the Board that they should refrain from engaging in any specific Association related social media. The Board further discussed the matter and concluded to bring the matter to a vote for decision tonight or to be placed on the October 20, 2021, Board meeting agenda under decision.

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Ferrell, to place this matter on the agenda for decision tonight. The motion failed (4-5-0). Mr. Bush, Mr. Konkol, Mr. Lisanick, Mr. Mares and Ms. Woods opposed.**
- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Ferrell, to place this matter on the agenda under Matters for Board Decision at the October 20, 2021, Board meeting. The motion failed (4-5-0). Mr. Bush, Mr. Konkol, Mr. Lisanick, Mr. Mares and Ms. Woods opposed.**

Funding the Budget: Mr. Konkol re-raised the subject matter and stated that Mr. Buchanan has presented a detailed presentation regarding the matter and wondered what the next steps are going to be. Mr. Buchanan provided an update and stated they are researching options and at the next committee meeting they will review the research gathered to develop a recommendation to present to the Board.

**MOTION TO MOVE INTO EXECUTIVE SESSION:**

- (R) MOVED by Mr. Bush, SECONDED by Scott Buchanan, to recess Open Session at 8:58 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).**

**Meeting Adjourned at 9:30 p.m.**