

**PARKFAIRFAX CONDOMINIUMS  
BOARD OF DIRECTORS  
VIRTUAL MEETING**

**February 16, 2022  
3360 Gunston Road:  
Alexandria, VA 22302**

**ATTENDANCE:**

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

Others Present: Francisco Foschi, 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:**

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

Mr. Bush requested that all times be removed from the left-hand column on the agenda for this meeting only, except for the Opening (7:00 p.m.) the Residents Forum (7:10 p.m.) and the Closing (9:30 p.m.) which are the times that are approved by the rules and regulations. There were no objections.

**APPROVAL OF THE JANUARY 19, 2022, BOARD MEETING MINUTES:**

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Ferrell to approve the January 19, 2022, Board meeting minutes as presented. The motion passed unanimously (9-0-0).**

**RESIDENTS FORUM:**

Homeowner Mark El-Rayes shared his concerns regarding the following: how Association funds are spent; Barkan Management not being a good company; the Association losing money year over year in the Reserves but have set aside \$250,000 to spend on the community room; reconsider how problems are addressed; acknowledgment of response times from maintenance.

Homeowner Chris Downs shared his concerns regarding the following: the rodent problem in the community; accountability and transparency regarding maintenance requests; how the

community is being managed. Homeowner shared that he appreciates that Mr. Foschi took the time of come out and speak to some of the residents regarding the rodent problem. Homeowner stated that there is a responsibility of the Board to have greater oversight into the operations of Parkfairfax.

Homeowner Paul Friedman provided a statement regarding a meeting that was held on February 8, 2022, with Jeff Lisanick and Peggy Clancy regarding parking matters at Charles Barrett Elementary School.

Homeowner Lisa Harger shared her concerns regarding placing car charging stations on Lyons Lane. Homeowner stated it would create additional parking issues and that other locations should be considered such as Valley Drive, Martha Custis Pool, or by the gym, etc. Homeowner also shared her concerns regarding the rodent issue(s).

Homeowner Susan Cox shared her concerns regarding Board members working behind the scenes trying to get personal matters taken care of when personal matters involve violations; Board members need to watch their behavior. Homeowner also shared her concerns regarding budget HOA fees and dipping heavily into the homeowners' equity.

Homeowner Cindy Engelhart stated she would like to commend the Board on the time spent on the Budget Workshop as well as Scott Buchanan for his detailed explanations of the process. Homeowner also inquired why additional funds went into homeowners' equity when we have a large, dedicated fund for reserves and seven (7) rental properties as well.

Homeowner Michael Lyden shared concerns regarding the vacant unit below him which has a presence of strong odors and is probably the source of the pests in the building. Homeowner stated that he is concerned about his health and safety, a fire starting, mold, pests, etc., since he is above the unit. Homeowner stated for the sake of transparency, who specifically will be handling a plan to remedy the issue and provide constant updates to the residents regarding the matter.

**NOTED FOR THE MINUTES:** Mr. Bush requested that it be **NOTED** in the minutes that through unanimous consent in an email vote, the Board approved the TLUC to perform a survey regarding electric charging stations.

### **SPECIAL ORDER:**

**Preliminary Adoption of Fiscal Year 2023 Budget:** Mr. Buchanan provided an overview of where the Association stands and stated that the draft budget requires consensus coming out of the Budget meeting. After further discussion, each Board member provided their concerns, input, and recommendations as well as Ms. Julia Reyes and Mr. Greg Drone with the Finance Committee. Some of the topics raised were a 5-year Budget Plan, clarification of the difference between owners' equity and reserves, the capital reserve plan, landscape projects, etc. Mr. Buchanan stated that taking a balanced approach is the right thing to do which will include some uncomfortable choices. Mr. Buchanan provided a proposal that included moving equity and selling a unit that would lower the condo fee increase to roughly 5% and would set the

Association up so that it would be fully funded next year. Mr. Bush provided recommendations such as taking \$400,000 out of an under-performing owners' equity and add it to reserves which brings the assessments down to 3.75%. After further discussion the following motion was presented.

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Eberwein, to approve a draft budget with the owner's assessment increase at 5% for the coming fiscal year by modifying the current draft developed at the budget workshop by directing the sale of 3546 MC or 3553 MC and the transfer of the required balance from unreserved owners' equity.**

Mr. Ferrell offered a friendly amendment that was agreed to by Scott Buchanan and Claire Eberwein. The motion states as follows:

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Eberwein, that we approve a draft budget with the owner's assessment increase at 5.5% for the coming fiscal year by modifying the current draft developed at the budget workshop by directing the sale of 3546 Martha Custis or 3553 Martha Custis and the transfer of the required balance from unreserved owners' equity. The motion passed (6-3-0). Dave Bush, Jeff Lisanick and Robin Woods opposed.**

Affirmation of March 3, 2022, Budget Hearing Date:

The Board discussed the matter and there was no objection to holding a public hearing for the preliminary approved FY23 Budget on March 3, 2022 @7:00 p.m.

### **COMMITTEE REPORTS:**

Landscape Committee: Ms. Davis provided an update regarding the Stormwater Pilot Project proposal and the Drought Plan proposal. Ms. Davis addressed two major issues in Parkfairfax one being pooling and water rushing down in various parts of the community and the other being water coming down steep slopes into resident's units. Mr. Bush added the projects are a little over \$90,000 and that amount has been added to the budget. Mr. Mares inquired is there a list of the worst areas in the community that would suggest how to prioritize and approach each area. Mr. Bush stated that is something that Mr. Foschi will be working in conjunction with the appropriate committees. Mr. Mares stated he is willing to assist anyone that needs and/or wants help addressing the matter.

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

December 2021 Reserve Expenditures:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Ferrell, to approve the December 2021 Reserve Expenditures in the amount of \$41,594.25 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (9-0-0).**

Board/Staff Communications Update – General Manager: The Board discussed the matter of the draft Board-Staff Relationship and Conduct Administrative Resolution. Mr. Bush stated that only the Board of Directors can direct the General Manager on what to do. After further discussion the Board moved to vote on the matter.

**(R) MOVED by Ms. Eberwein, SECONDED by Ms. Clancy, to accept Administrative Resolution #41, Board-Staff Relationship and Conduct as amended. The motion passed (5-4-0). Dave Bush, Hector Mares, James Konkel and Robin Woods opposed.**

Fort Myer Swim Request: Mr. Foschi provided his recommendations regarding the request from the Fort Myer Swim team to rent the Martha Custis pool for the 2022 season. He stated that the Association should focus on providing a successful pool season to the residents of Parkfairfax instead of accommodating an outside organization. Mr. Foschi also shared Legal Counsels recommendations regarding the matter. After further discussion the recommendation is to not move forward with the request.

#### **MATTERS FOR BOARD DISCUSSION:**

Disclosure: Charles Barrett Parking: Mr. Konkel introduced the subject matter. Mr. Konkel also shared his concerns regarding the details of the subject and why he wanted it placed on the agenda. Ms. Clancy referenced an email she submitted to the Board on February 8, 2022, expressing her concerns regarding a meeting that took place on that day, which made her very uncomfortable, and she wanted to clarify her position.

#### **MOTION TO EXTEND THE MEETING:**

**(R) MOVED by Ms. Eberwein, SECONDED by Mr. Lisanick, at 9:30 p.m., to extend the meeting 15 minutes to 9:45 p.m. The motion passed (7-2-0). Mr. Mares and Mr. Farrell opposed.**

Ms. Eberwein stated that at a minimum, the Board President and the General Manager should contact Charles Barrett and Parc East Condominiums and make it clear that Paul Friedman had no authority to conduct any business on behalf of the Parkfairfax Board of Directors. Mr. Eberwein further stated that she would like to add under Matters for Board Discussion at the March 16, 2022, Board meeting the removal of the Recreation Committee Chair, Mr. Paul Friedman. Mr. Bush stated that the matter should have been handled by the President/Board appointed task force. Mr. Bush offered his apologies to Ms. Clancy for being put into that kind of position. Mr. Bush asked the Board would they allow Mr. Friedman to comment on the matter. The Board performed a straw poll on the matter. The majority vote was to deny Mr. Friedman approval to provide additional comments on the matter.

Trash Disposal Rules – Resolution: Mr. Buchanan provided an update on the matter. The Board discussed the matter and concluded to place this matter on the March 16, 2022, Board agenda under Matters for Board Decision.

Quiet Pool: The Board discussed the matter and requested that Mr. Foschi look into the matter and provide feedback at the March 16, 2022, Board meeting.

Board Requirements for Budget Data: Ms. Eberwein raised the subject matter and requested a general consensus from the Board regarding if a Board member makes a reasonable request for information as long as the entire Board is copied on the request that it be granted. Mr. Bush pointed out that this matter was covered under the prior topic of Board/Staff Communications Update.

**ADJOURNMENT:**

**Meeting Adjourned at 9:45 p.m.**