

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
VIRTUAL MEETING**

**December 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 and Hector Mares, Directors.

Directors Absent: Robin Woods

Others Present: Francisco Foschi, General Manager, Dana Cross, Assistant 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. Mr. Bush began the meeting with thoughts and well wishes to the people of the Commonwealth of Kentucky as well as other places as a result of the wicked storms that have touched down on them; we wish them well. Mr. Bush further stated that there is a policy in place now that the meetings are being recorded, but the recordings are not open to anyone except to the recording secretary (Donna Young); and we are not taking answers to chats that come in.

Mr. Bush continued and gladly introduced Parkfairfax's new General Manager, Mr. Francisco Foschi. Mr. Foschi stated he was happy to be here, and he looks forward to meeting and getting to know everyone.

APPROVAL OF THE AGENDA:

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

POLICE REPORT:

Officer Fromm reported on the following incidents for the months of November/December 2021: On November 28, 2021, a suspicious event occurred on Mount Eagle Place at approximately 9:00 p.m., someone knocked on a resident's door and proceeded to try the door; when the resident looked through the door, the person ran away towards the dead end on Mount Eagle Place. The police were called and responded but were not able to locate the suspicious individual; on December 6, 2021, there was a driving while intoxicated accident on Preston Road and that person was arrested that night; on December 9, 2021, in the 1100 block of Valley Drive, there was a package removed (possibly daughter picked up the package); in the 3700 block of Valley Drive an unlocked vehicle was ransacked and some cash and items were stolen from the trunk of the vehicle. Officer Fromm stated that he has requested that officers on the midnight shift hang out on the Valley Drive corridor and/or parking lot near the tennis court(s), because of the suspicious activities that have occurred.

APPROVAL OF THE MINUTES:

APPROVAL OF THE SEPTEMBER 8, 2021, SPECIAL BOARD MEETING MINUTES AND NOVEMBER 17, 2021, BOARD MEETING MINUTES:

- (R) **MOVED** by Ms. Eberwein, **SECONDED** by Mr. Lisanick to approve the September 8, 2021, Special Board meeting minutes as presented. The motion passed unanimously (8-0-0).

- (R) **MOVED** by Ms. Eberwein, **SECONDED** by Ms. Clancy to approve the November 17, 2021, Board meeting minutes as presented. The motion passed unanimously (8-0-0).

RESIDENTS FORUM: Ms. Sherry Truhlar shared her concerns regarding issues she has been experiencing for the past five years with mold in a downstairs bathroom. Ms. Truhlar stated that she is specifically coming before the Board to request reimbursement for the \$590 expenditure from Geller Environmental Lab for the mold test that they performed. The Board discussed the matter and concluded to add it to the January 19, 2021, Board meeting agenda under Matters for Board Discussion.

COMMITTEE REPORTS:

Activities Committee: Mr. Bush thanked Robin Davis and Perry for their wonderful work at the tree lighting ceremony. Mr. Bush continued that it went very nicely, and the Alexandria Choral Society was great. Ms. Davis thanked Mr. Ferrell for his participation as Rudolph. Mr. Bush concluded with the Activities Committee do such a great job.

A&PB: Ms. McCord shared that the new application form and checklist for specifications is what will be used going forward. Ms. McCord requested that the Board review the new application form and checklist to ensure that it is an acceptable format, and if not to provide any changes and edits the Board may have. Ms. McCord continued that in January 2022 additional discussions will take place regarding specifications for front doors and front door hardware and in February 2022 discussions will take place regarding specifications for dryers and dryer vents. Mr. Bush requested that Ms. Cross forward the indemnification agreement to legal counsel for review.

Buildings & Utilities Committee: Mr. Chuck Lunati, Chair of the Buildings & Utilities Committee (BUC-A-NEERS) provided a detailed report that included information regarding their approved Standard Operating Procedures (SOP); the Laundry Room Study Charter, etc. Mr. Lunati reported that the laundry room project will take up to a year which is in accordance with the schedule. Mr. Lunati reported the Committee is still in Phase I where they are collecting data. After further discussion, Mr. Bush asked the Board were there any objections to the BUC continuing the laundry room study, hearing no objections, the BUC is authorized to continue the laundry room study. Mr. Bush recommended that Mr. Foschi, General Manger develop a plan of action in conjunction with the BUC on how to approach this matter.

Covenants Committee: There are three seats up for appointment on the Covenants Committee. Current members Eric Keber and Kristen Mowery are seeking re-appointment. Prior covenants members Paula Martori and Owners Anita Van Brenda and Lisa Harger have expressed interest

in joining the committee. After further discussion the Board agreed to a straw poll vote and the results are as follows:

Mr. Eric Keber	-	Total votes in favor	=	8
Kristen Mowery	-	Total votes in favor	=	8
Paula Matori	-	Total votes in favor	=	3
Lisa Harger	-	Total votes in favor	=	7

Finance Committee: Ms. Julia Reynes, Finance Committee Chair, shared a presentation of the Finance Committee’s December 2021 report titled Meeting the Reserve Study. Ms. Reynes shared that the committee was charged with the task of figuring out how to meet the demands of the new reserve study which has a higher financial requirement than the previous study. Ms. Reynes stated that the committee has several scenarios up for discussion to address the task placed before the committee. Ms. Reynes continued that the committee currently consists of committee members Mr. Greg Drone and Ms. Amanda Mullan and will be seeking new members in the near future. Ms. Reynes’ report touched on topics such as the Reserve Study Process, Reserve Expenses, Condo Assessments, etc. Ms. Reynes shared that the Reserve Study was done in December of 2020 and will run for the next five years and will guide our investments. In conclusion Ms. Reynes shared scenarios that the committee developed to address the Reserve Study requirements to include a Multi-Year Budget as well as the Board’s responsibilities. Mr. Bush recommended that all questions be submitted to Ms. Cross to be discussed at the next Board meeting on January 19, 2022, and/or at the Budget workshop to be held on January 22, 2022. Mr. Bush thanked Ms. Reynes and the committee for all of their hard work.

Recreation Committee: Mr. Paul Friedman provided an update of the Recreation Committee activities and projects and stated that the committee is looking forward to addressing the upper courts to include a softer surface which is much safer. Mr. Friedman stated that the committee would like to get this done as soon as possible. Mr. Friedman continued that the committee will be submitting a request for the Spring movie night; Mr. Bush asked that the request be provided to himself, Mr. Foschi and Ms. Cross as soon as possible.

Transportation and Land Use Committee: Mr. Clancy revisited the subject matter of the 600’s Parking issue. Ms. Clancy stated that there is plenty of room in the back of the school facing the fence where they could add at least 20 more parking spaces. Ms. Clancy shared that herself and Ms. Eberwein would like to contact the School Board to see if they would be willing to provide more parking. Mr. Bush shared a recommendation that a Sub-Committee be formed to address the issue to include Ms. Clancy, Ms. Eberwein and Mr. Gronenberg; there were no objections to forming the Sub-Committee. Mr. Bush shared that there will be a meeting on the Capital Bike Share program via zoom tomorrow at 3:30 p.m. Mr. Gronenberg added that the committee has also been very busy working on the electric charging stations project for Parkfairfax and would like approval from the Board to move forward with the Survey. The Board requested that Mr. Gronenberg provide a revised survey to the Board. Mr. Bush stated that this matter will have to be voted on between meetings which will require a unanimous vote for approval.

Mr. Bush stated that he wanted to say what a GREAT AND WONDERFUL JOB the three members of the Search Committee did. Mr. Scott Buchanan, Mr. Jeff Lisanick and Mr. Peter Ferrell.

MATTERS FOR BOARD DECISION:

October 2021 Reserve Expenditures:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Ferrell, to approve the October 2021 Reserve Expenditures in the amount of \$2,691 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (8-0-0).**

MATTERS FOR BOARD DISCUSSION:

Motion on Board/Staff Communications-Director Eberwein: Ms. Eberwein stated that she would be happy to remove this matter from tonight's Agenda to allow the new General Manager, Mr. Francisco Foschi to review the matter. The Board agreed.

Administrative Resolution #32 – Video/Audio Resolution Amendment: The Board discussed the matter and agreed to bring the matter to a vote to include an amendment to the Resolution provided by Ms. Eberwein.

- (R) **MOVED by Mr. Ferrell, SECONDED by Ms. Clancy, to approve and accept Administrative Resolution #32 – Video/Audio Resolution as amended. The motion passed unanimously (8-0-0).**

3324 Floor Damage Appeal: Mr. Paul Friedman shared his request for reconsideration of the matter regarding his damaged floors that was previously raised before the Board. Mr. Friedman stated there were issues he was not previously prepared to address; but is now prepared to do so. After further discussion, Mr. Bush posed the question would the Board like to send this matter on to the January 19, 2022, Board meeting for a final decision. The Board conducted a straw poll vote on the matter. The vote went as follows:

- (R) **The Board voted on the matter. The vote failed at (3-4-1). Mr. Bush, Mr. Lisanick and Mr. Mares approved the vote. Mr. Buchanan, Ms. Eberwein, Mr. Ferrell and Mr. Konkel opposed the vote. Ms. Clancy abstained the vote.**

Covenants for Floors – Director Konkel: Mr. Konkel raised the subject matter that Covenants does not require any application process to be submitted with flooring changes or an addition to the flooring on top of the original flooring, etc. The Board discussed the matter, and the consensus is to forward this matter to legal counsel for review and recommendations, to be included in the resale certificate.

Naming of “Center” Island – Director Eberwein: Ms. Eberwein placed before the Board the idea of the “Naming of the Center Island” contest with the winning prize being a planted tree in the winner's front common element. Ms. Eberwein stated she will work with Ms. Robin Davis to place a notice in the newsletter inviting residents to participate in the contest.

Pool Contract: Mr. Bush raised the subject matter of bidding out the pool contract and asked the Board did they have any desire to bid out the contract and request RFP's. Mr. Foschi shared how High Sierra pools really stepped up during rough times and that he was very

impressed with their service. After further discussion the Board concluded there was no desire to bid out the contract.

Fort Myer Swim Team Inquiry: The Board revisited the matter of the Myer Swim Team's request to rent the Martha Custis Pool for the 2022 season. The Board discussed the matter and concluded to add this matter to the January 19, 2022, Board meeting agenda for discussion. The Board stated it would be good idea to get legal counsel's input and recommendations on the matter regarding any possible liabilities.

MATTERS FOR BOARD INFORMATON:

October 2021 Financials: Mr. Bush stated the reason the Association is in a deficit is because the insurance premium was paid.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Ferrell, **SECONDED** by Ms. Clancy, to recess Open Session at 9:19 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 Ms. Eberwein, **SECONDED** by Mr. Bush, at 9:30 p.m., to extend the meeting 10 minutes to 9:40 p.m. The motion passed (6-2-0). Mr. Buchanan, Mr. Mares opposed.

[Ms. Eberwein left the meeting at 9:32 p.m. bringing the number of Board members present to seven (7)]

MOTION TO LEAVE EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Ferrell to adjourn the Board of Directors meeting at 9:40 p.m. The motion passed unanimously (7-0-0).

ACTION TAKEN AFTER EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Ferrell, **SECONDED** by Ms. Clancy, to approve the personnel matter as discussed in Executive Session. The motion passed unanimously (7-0-0).

MOTION TO ADJOURN:

Meeting Adjourned at 9:40 p.m.