

**PARKFAIRFAX CONDOMINIUMS  
BOARD OF DIRECTORS  
VIRTUAL MEETING**

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

**ATTENDANCE:**

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

Board Members Absent: Robin Woods and Hector Mares

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 Ms. Eberwein, **SECONDED** by Ms. Clancy, to strike Tab #12 from tonight's meeting Agenda based on all the arguments thus far given and passed by the majority of the Board at the last meeting. The motion passed (4-3-0). Dave Bush, Jeff Lisanick, and James Konkell opposed.
  
- (R) **MOVED** by Mr. Ferrell, **SECONDED** by Ms. Clancy, to approve the agenda as amended. The motion passed unanimously (7-0-0).

**POLICE REPORT:**

Officer Fromm reported that there was one incident on the property on March 7, 2022, in the 3200 block of Gunston Road where a car was broken into, and an airbag was stolen. Officer Fromm provided an update on an incident that happened on the tennis courts and stated that a police report was filed regarding the matter.

**APPROVAL OF THE JANUARY 22, 2022, BUDGET MEETING MINUTES AND THE FEBRUARY 16, BOARD MEETING MINUTES:**

- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Ferrell to approve the January 22, 2022, Budget meeting minutes as amended and the February 16, 2022, Board meeting minutes as presented. The motion passed unanimously (7-0-0).

## **RESIDENTS FORUM:**

Homeowner Lisa Harger asked that the Board consider three things she has been thinking about: 1) Board of Directors training for the new and existing Board members; 2) Looking at the blueprint of Parkfairfax to create additional parking spaces; and 3) the necessity of using Parkfairfax parking stickers to ensure that everyone parking in Parkfairfax is indeed a Parkfairfax resident.

Homeowner Marlene Hall shared that there was an email sent to realtors in Parkfairfax regarding the upcoming listing of a Parkfairfax Unit that she did not receive. Ms. Hall stated that she would like to be considered for that opportunity.

Tenant Tiffany Allenbach shared that she appreciates what the Board is doing and that she is a resident of Parkfairfax and does not want to move and hopes that the opportunity is allowed for her stay because she enjoys the area.

## **SPECIAL ORDER**

### **Removal of the Chat Function:**

Mr. Ferrell stated that the Zoom Chat Function is a distraction to the Board during in its deliberations during the Board meetings. There was no further discussion on the matter.

- (R) MOVED by Mr. Ferrell, SECONDED by Ms. Eberwein to remove the Zoom Chat Function from the Board meetings. The motion passed (5-2-0). Dave Bush and Jeff Lisanick opposed.**

### **Final Approval of FY23 Budget:**

President Bush stated sadly I cannot vote in favor of the budget because I cannot change my mind on the selling of assets of the Association when there is plenty of money in Owner's Equity, so I am not able to vote in favor of this Budget and wanted to share why. President Bush further stated that this is the most important thing that we do in any given year and that there were two Board members absent from the vote.

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Clancy to approve the FY2023 Budget with a 5.5% increase in Assessments over the level of Assessments in FY 2022. The motion passed (5-2-0) Dave Bush and Jeff Lisanick opposed. Directors Robin Woods was absent.**

## **COMMITTEE REPORTS:**

### **Election Committee - Appointment of Election Chair – AR#12:**

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Clancy to appoint Lisa Harger as Elections Committee Chair for the 2022 Board Elections. The motion passed unanimously (7-0-0).**

Ms. Lisa Harger, Elections Committee Chair requested that the Board task the committee with creating a document of procedures for volunteers to have a little more information for getting

started. The Board agreed to the request. Ms. Eberwein and Mr. Bush added some suggested recommendations to consider for next year regarding the proxy process that would be beneficial to the voting procedures.

Transportation and Land Use Committee (TLUC): Board Liaison Mr. Peter Ferrell encouraged residents to participate in the TLUC because one of the topics of discussion is rethinking the parking in the community.

Manager & Maintenance Report: Mr. Foschi directed the Board's attention to the Manager & Maintenance Report. Mr. Foschi provided information and updates on the master insurance renewal(s), car charging stations, trash issues, etc. Mr. Konkel raised concerns regarding the valley drive matter. Mr. Foschi stated that the Valley Drive matter is being handled by legal counsel. Mr. Foschi addressed all questions and concerns shared by the Board and stated if there are any additional questions regarding his report, he would be happy to address them.

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

#### January 2022 Reserve Expenditures:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Ferrell, to approve the January 2022 Reserve Expenditures in the amount of \$38,319.19 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (7-0-0).**

#### Door Specifications:

- (R) MOVED by Ms. Eberwein, SECONDED by Mr. Buchanan, to approve the revised Front Door Hardware Specifications with the following language inserted "all maintenance and care of replacement doors made of metal or fiberglass, including exterior painting, shall be the responsibility of the Unit Owner". PEEPHOLES: Video peepholes must conform to the above specifications. Outside components must be polished or antique brass finish and may not exceed two inches by three inches. The motion passed unanimously (7-0-0).**

#### Stormwater Program and Expenses:

- (R) MOVED by Ms. Eberwein, SECONDED by Ms. Clancy, to approve moving forward and delegating to Management the authority to execute the recommended pilot projects and communicate as appropriate those plans and updates to the community as the project progresses. The motion passed unanimously (7-0-0).**

#### AR# 42 Trash & Recycling Policy:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Ferrell, to approve the amended Trash and Recycling Policy with the following changes: Second Offense deactivation of the access card for 60-days and modify the Third and later Offenses to 90-days. The motion passed unanimously (7-0-0).**

Property Insurance Renewal:

- (R) **MOVED** by Ms. Eberwein, **SECONDED** by Mr. Buchanan, to approve a **Master Insurance Policy proposal as submitted by Preferred Insurance at a cost of \$354,596 and additional monies necessary for the umbrella policy as long as it does not exceed \$80,000 as budgeted with funds to come from GL 6720.000. The motion passed unanimously (7-0-0).**

Annual Meeting Awards:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Lisanick, to approve to give the **Parkfairfax Citizens Association Outstanding Service Award to Robin Woods. The motion passed (6-0-1). Ms. Eberwein abstained.**
- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Clancy, to approve to give a **special award to Scott Buchanan, Peter Ferrell and Jeff Lisanick for the above and beyond work they did to find the new General Manager. The motion passed (4-0-3). Mr. Buchanan, Mr. Ferrell and Ms. Eberwein abstained.**
- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Konkel, to approve to give a **Special Volunteer award to Robin Davis. The motion failed (2-0-5). Scott Buchanan, Jeff Lisanick, Peter Ferrell, Claire Eberwein and Peggy Clancy abstained.**
- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Lisanick, to approve to give the **“Edward Preston Founders Award” to Ann McCord. The motion passed unanimously (7-0-0).**
- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Ms. Eberwein, to approve to give the **“Volunteer of the Year Award” to Beth Hand. The motion passed unanimously (7-0-0).**

**MATTERS FOR BOARD DISCUSSION:**

Parking Working Group – Report (Directors Clancy & Eberwein): Directors Claire Eberwein and Peggy Clancy provided an update on the matter. Director’s Eberwein and Clancy met with the Principal of Charles Barrett Elementary School, Mr. Loren Brody. Ms. Eberwein reported that he is very interested in working with them to address the parking issues but will not be pursuing anything until after the end of the school year; he will meet with Directors Eberwein and Clancy in July or August of 2022, to discuss potential next steps.

Unit Inspection Certificate – Director Konkel: Mr. Konkel shared his concerns in lieu of recent communications with legal and some things that have taken place in the Court system in Virginia and the responsibilities that could fall upon Parkfairfax with the sale of units without proper inspections. The Board discussed the matter and provided input and recommendations. Mr. Konkel stated that he will work with Mr. Foschi to get additional data on the matter.

**MOVE INTO EXECUTIVE SESSION:**

- (R) **WITHOUT OBJECTION** President Bush **MOVED**, to recess Open Session at 9:16 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 (7-0-0).

**MOTION TO EXTEND THE MEETING:**

- (R) **MOVED** by Ms. Eberwein, **SECONDED** by Mr. Lisanick, at 9:29 p.m., to extend the meeting 10 minutes to 9:40 p.m. The motion passed unanimously (7-0-0).

**ACTION TAKEN AFTER EXECUTIVE SESSION:**

- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Bush, to authorize the General Manager to negotiate with an owner on a legal matter subject to the limits the Board agrees to in Executive Session. The motion passed unanimously (7-0-0).

**MOTION TO EXTEND THE MEETING:**

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Lisanick, at 9:40 p.m., to extend the meeting 5 minutes. The motion was not voted on.

**MOTION TO ADJOURN:**

Meeting Adjourned at 9:40 p.m.