

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
VIRTUAL MEETING**

**August 16, 2023
3360 Gunston Road
Alexandria, VA 22302**

ATTENDANCE:

Directors Present: Scott Buchanan, President; Peggy Clancy, Secretary; Dave Bush, Claire Eberwein, Matthew Larson, and Jeff Lisanick, Directors.

Directors Absent: Peter Ferrell, Vice President; Amanda Mullan, Treasurer, Marieke Johnson, Director

Others Present: Francisco Foschi, General Manager,

Others Absent: Dana Cross, Assistant General Manager, Donna Young, Recording Secretary

CALL TO ORDER:

President Buchanan called the Board meeting to order at 7:00 p.m., with six (6) members of the Board in attendance. Mr. Buchanan welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) **MOVED by Ms. Eberwein, SECONDED by Ms. Clancy to adopt the agenda as presented. The motion passed unanimously (6-0-0).**

POLICE REPORT:

Officer Fromm reported the following for August 2023: On August 8, 2023, two airbags were stolen in the 3200-3400 block of Martha Custis Drive; On August 11, 2023, in the 3600 block of Martha Custis Drive, license plates were stolen – person noticed plates missing the next morning. Officer Fromm further reported parking trespassing issues that are being addressed by Management. Officer Fromm announced that he is retiring from the Alexandria Police Department in September 2023 after 27+ years of service to pursue new opportunities, and the Department will assign a new Liaison Officer for Parkfairfax. The Board congratulated him on his retirement.

APPROVAL OF THE DRAFT JULY 8, 2023, FIVE YEAR BUDGET WORKSHOP MEETING MINUTES AND THE DRAFT JULY 19, 2023, BOARD MEETING MINUTES:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Lisanick to approve the July 8, 2023, Five Year Budget Workshop Meeting Minutes as amended. The motion passed unanimously (6-0-0).**

(R) MOVED by Mr. Buchanan, SECONDED by Mr. Lisanick to approve the July 19, 2023, Board meeting minutes as amended. The motion passed (5-0-1). Ms. Eberwein abstained.

RESIDENTS FORUM:

Homeowner (Hilary Kline) shared her concerns regarding spot-treating benign weeds, which is ineffective because the pesticide (sulfentrazone) only kills post-emergent species and does not have any weed prevention to it. Ms. Kline continued that the results of studies regarding this pesticide solicit a high level of concern. Ms. Kline asked that the Association stop haphazardly spraying for benign weeds.

Homeowner (Scott Mulrooney) encouraged the Board to feel free to go and check out the progress of the Community Room upgrades. Mr. Mulrooney also shared his surprise/concerns regarding the amounts and restrictions in the contract regarding the rental of the Community Room; restrictions of days that the community room can be utilized; and the ability to rent just the patio area. Mr. Mulrooney also provided comments on the roofing project.

Homeowner (Mike Rothenberg) inquired whether there are plans to acquire quotes from other contractors regarding the roofing project. Mr. Foschi provided information and/or clarification stating that there will eventually be three bids instead of two for the project. Mr. Rothenberg also shared his thoughts on adding fast charging to the EV charging stations in the future and the possible benefits of parking permits.

Homeowner (Lisa Harger) shared there are trees in Parkfairfax that drop their leaves not in the fall season (Red Tip Photinia & Magnolia), and it would be nice if the landscaping contract would also contemplate that.

COMMITTEE REPORTS:

Recreation Committee: Mr. Lisanick shared that the movie night was great.

A&PB: Mr. Bush stated he attended the A&PB Committee meeting, and the subject matter was raised regarding using the old steam line piping for putting the wiring through the units rather than digging up the property. Mr. Foschi will follow up on the matter.

GENERAL MANAGER'S REPORT:

Mr. Foschi shared that the one-bedroom unit is scheduled to settle on September 22, 2023. Mr. Foschi also provided updates regarding the next steps on the breaker panels installation project. He shared that some of the next steps would be homeowner involvement in getting the upgrades, conversations with electricians regarding pricing, and options to possibly include discount rates, etc.

MATTERS FOR BOARD DECISION:

June 2023 Reserve Expenditures:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Larson, to approve the June 2023 Reserve Expenditures in the amount of \$183,225.62 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (6-0-0).**

Laundry Service Provider: Mr. Foschi provided information regarding the Laundry Service Provider proposals. Mr. Foschi recommended acquiring Caldwell & Gregory as the Laundry Service Provider to provide Parkfairfax laundry services. Mr. Buchanan suggested moving forward with Caldwell & Gregory with the stipulation that the contract would be subject to negotiations.

- (R) MOVED by Ms. Eberwein, SECONDED by Ms. Clancy, to accept the proposal submitted by Caldwell & Gregory as Parkfairfax Laundry Services provider subject to negotiations between management, legal counsel, and the vendor for the best price options for some larger units. The motion passed unanimously (6-0-0).**

EV Charging Station Proposal:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Larson, to approve Blue Whale EV to install one Dual-Port Charging Station on Martha Custis Drive with costs not to exceed \$25,000 with funds to come from GL 6730.000 Capital Expenses. The motion passed unanimously (6-0-0).**

MATTERS FOR BOARD DISCUSSION:

Administrative Resolution #15 – Community Room Usage and Rental: Ms. Clancy directed the Board’s attention to Administrative Resolution #15 for discussion regarding the Community Room Usage and Rental. Mr. Buchanan recommended maintaining the status quo for approximately 6 months to examine the usage of the Community Room and, at that time, reassess the matter. The Board discussed the matter and concluded that Board members will provide their input to Mr. Buchanan, who will incorporate the amendments into the contract and present a revised version to the Board for further review.

Roof Contractor Proposal Review: Mr. Foschi stated that the goal for the roof contractor proposal review is to have a comparative view with updated numbers to what is suggested in the Reserve Study and the proposal that Walker Consultants provided to determine what direction to move forward with the program. The Board also discussed product selections such as synthetic versus terracotta, warranty periods, availability of supplies in the future, etc. Mr. Buchanan suggested consulting with the Association’s insurance provider regarding fire implications with synthetics versus terracotta, as well as having Mr. Foschi investigate the future availability of supplies. Mr. Buchanan proposed approaching this matter in a two-step process, Part I: next month (September 2023) developing a scope of work to include material selections. Part II: (October 2023), come back with a firm proposal of what two or three buildings to begin with as an exploratory pilot.

MOTION TO EXTEND THE MEETING:

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Eberwein, to extend the meeting to 9:45 p.m. The motion passed unanimously (6-0-0).**

Landscaping Contract Scope: Mr. Buchanan opened the discussion regarding the CLS Landscaping Contract Scope of Annual Services and what the Board would like the scope of work for landscaping services to look like for the next two years. Ms. Eberwein shared information based on discussions had with Ms. Robin Davis, Chair of the Landscape Committee, regarding the money currently being spent, the current conditions of the landscape, what might be spent in the future, and how things would be implemented over time. Mr. Bush suggested developing a program to become completely chemical-free over the next 5-10 years. Ms. Clancy stated that we must be more aware of the trees we are putting in and where. This matter will be revisited at the September 20, 2023, Board meeting for further discussion. Ms. Robin Davis stated that she/the landscape committee would come back to the Board at the September 20, 2023, Board meeting with a comprehensive list of recommendations made by the Board for further discussion and review.

MATTERS FOR BOARD INFORMATION:

September 20, 2023, Agenda Items: Mr. Buchanan requested that any additions to the agenda be submitted before the September 20, 2023, Board meeting.

MOTION TO ADJOURN THE MEETING:

- R) WITHOUT OBJECTION Mr. Buchanan, MOVED to adjourn the meeting at 9:45 p.m. The motion passed unanimously (6-0-0).**

Meeting Adjourned at 9:45 p.m.