

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
VIRTUAL MEETING**

**January 17, 2024
3360 Gunston Road:
Alexandria, VA 22302**

ATTENDANCE:

Directors Present: Scott Buchanan, President; Peter Ferrell, Vice President; Amanda Mullan, Treasurer; Peggy Clancy, Secretary; Dave Bush, Claire Eberwein, Marieke Johnson, Matthew Larson, and Jeff Lisanick, Directors.

Others Present: Francisco Foschi, General Manager, 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 nine (9) members of the Board in attendance. Mr. Buchanan welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) **MOVED** by Mr. Ferrell, **SECONDED** by Mr. Larson whether to leave Tab 11 “Board Election process and Social Media” on the agenda or not. Due to additional discussion on the matter, it was brought to vote. The motion to leave Tab 11 on the agenda failed. 3-5-1. Ms. Cancy, Ms. Eberwein, Ms. Johnson, Ms. Mullan, Mr. Buchanan Opposed and Mr. Ferrell Abstained.

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

POLICE REPORT:

Sergeant Carl Wortham reported the crime stats for December 2023 – January 16, 2024, were as follows: 3 hit and runs, two on Martha Custis Drive and one on Gunston Road; a domestic assault at 1225 Martha Custis Drive; a multi-incident occurred where Arlington County Police pursued a suspect vehicle into the city; the suspect was charged with aggravated assaults, DWI, a stolen auto, and a drug offense.

APPROVAL OF THE DRAFT DECEMBER 13, 2023, BOARD MEETING MINUTES:

- (R) **WITHOUT OBJECTION**, Mr. Buchanan moved to approve the December 13, 2023, Board meeting minutes as amended. The motion passed unanimously (9-0-0).

RESIDENTS FORUM:

Homeowner (Susan Cox) shared her gratitude for the resident’s forum as an opportunity for residents to express their views and concerns. Ms. Cox further shared her concerns regarding a potential 8.9% condo fee increase.

Ms. Cox referenced how the Board battled down last year's proposed 14% increase to 9.4%; perhaps this year's potential increase of 8.9% can also be battled down by looking at every single line item critically. Ms. Cox thanked the Board for the opportunity to speak.

Homeowner (Lisa Harger) shared her concerns regarding the Seasonal Outdoor Furniture Policy. She stated that it undermines the work that the Architectural & Planning Board (APB) has done and recommended that the Board not do it. Ms. Harger concluded that she would like to reiterate this at this time.

Homeowner (Allison Silverberg) thanked the Board for serving, she knows it's a lot of time and effort. Ms. Silverberg shared her concerns regarding budget matters. She concluded that condo fees are important and there are many people (different generations) that depend on affordability.

Homeowner (Heather Rogers) inquired if the Board is going to be tracking the arena that is going to be built in Alexandria. Ms. Rogers shared concerns regarding the impact the traffic may have on the Parkfairfax Community and value. ***[Mr. Buchanan responded that the Board, as residents themselves, are definitely aware of the potential impact, and as a Board, we have not yet discussed the matter. Mr. Buchanan suggested sharing information regarding the public discussions through our forums, such as the newsletter, etc., when these discussions take place].***

Homeowner (Christian Muckerman) stated he is a first-time homebuyer here in Parkfairfax. Mr. Muckerman further shared his concerns regarding the increases and the potential increases, i.e., over 5 years in Parkfairfax. Mr. Muckerman stated that decisions such as these need to be made abundantly clear. ***[Ms. Mullan provided clarification and stated that the Board can only vote on an annual budget and cannot vote on a 5-year increase. The 5-year budget is a projection compiled by the Finance Committee to show how we may potentially fund our reserves. Mr. Buchanan encouraged everyone to attend the Budget Workshop being held this Saturday, January 20, 2024, at 9:00 a.m., as well as the Town Hall Meeting to be held on February 15, 2024, at 7:00 p.m., for clarification on any questions and/or concerns they may have.]***

Homeowner (Caitlin Counihan) stated she wanted to echo the other concerns stated regarding the budget and is looking forward to the Budget meeting to hear some of the things that can be done to lower the potential increase in the HOA fees. Ms. Counihan also inquired about traffic mitigation, particularly at the intersection of Preston and Valley. She inquired if it is possible to put the 4-way stop sign at the southern intersection of those two streets where the crosswalk is. ***[Mr. Lisanick stated that the city does not consider the area between Vally and Preston to be a legitimate thorough fair and, therefore, will not place the 4-way-all-way stop sign in that area.]***

Homeowner (Corina Haywood) shared her concerns regarding the increase in condo fees. Ms. Haywood stated that she is interested in getting involved with ways that costs can be cut and would appreciate information on how to do so.

COMMITTEE REPORTS:

Covenants Committee: Ms. Johnson shared that the Covenants Committee met, and Ms. Paula Martori will be the new Chair of the Committee and Mr. Eric Keber will be the Vice Chair of the Committee.

Activities Committee: Ms. Clancy reported that the Committee has drafted their calendar for the upcoming activities for the year. She continued that the committee is inviting Board members who are not running this

year to participate in the candidate education session to be held on February 20, 2024, @ 7 p.m., in preparation for the new elections committee.

Finance Committee: Mr. Greg Vogt and Mr. Tim Buzby shared a presentation of the progress made in preparation for the FY2023-2024 Budget with input for the Budget Workshop. They provided information regarding Terms of Reference, Assets of the Association, Supporting the Board, Communication to members and/or owners, where the money comes from and where it goes, major repairs estimated for FY25-FY29, the committee's viewpoint on past financials, Reserve analysis projections, and the 5-year budget plan for FY25-FY29. In conclusion, Mr. Vogt and Mr. Buzby addressed all questions and each stated if there are any additional questions and/or concerns that need to be addressed, the Committee would be happy to address them.

Transportation and Land Use Committee (TLUC): Mr. Gronenberg shared a presentation regarding Parkfairfax first Electric Vehicle Charging Station. Mr. Gronenberg provided additional information regarding Pricing, Area Rates per kWh, Access and Pricing Plan Options, Public Access, and other considerations. Mr. Gronenberg stated he would be asking for the Board's approval and recommended that the Board consider Plan B so that the Committee can proceed with the activation of the station. This matter will be revisited later in the meeting under Matters for Board Decision.

GENERAL MANAGER'S REPORT:

Building #716 Foundation Update: Mr. Foschi reported that Building #716 Foundation Update repairs are ongoing and will be completed in the next 2-3 months.

Building #109 & 111 Foundation Update: Mr. Foschi reported that included in the Board package is a bid for the repairs for Buildings 109 & 111 to be done simultaneously; upon approval, the work would begin within two months. Once approved there will be a meeting held to discuss logistics, timelines, and how this will affect residents; at that time notification will be sent out to the community.

Pick-Up Truck Purchase: Mr. Foschi reported that Management is in the process of purchasing a replacement truck for the maintenance yard and wanted to know if the Board would like to be involved and provide input on vehicle selections and specifications. After further discussion, the Board consensus is that Mr. Larson will work with Mr. Foschi to come up with a plan and recommendations, and then before making the purchase, provide a report to the Board on the matter.

Playground Survey: Mr. Foschi shared that based on the Playground Survey Results, Management expects to have a proposed plan to be discussed at the February 21, 2024, Board meeting.

Mr. Bush inquired if annual inspections are performed of the gas lines under the buildings leading into the units. *[Mr. Foschi responded yes, we do, as well as the city.]*

Ms. Mullan raised the subject matter of Radon levels and Radon testing. *[Mr. Buchanan provided clarification and stated it is not the Board's responsibility to perform Radon Testing.]*

Ms. Eberwein requested that the video from the original roofing meeting regarding terracotta and synthetics be made available to the community as well as noted on the email blast and in the newsletter. Ms. Eberwein also raised the subject matter of rebidding the painting contract (this matter will be revisited).

Mr. Lisanick stated that the lighting is out at the focal point at Tennessee & Valley as well as the focal point at Gunston & Valley and Martha Custis Drive. *[Mr. Foschi stated he will have Alonzo to address the matter.]*

MATTERS FOR BOARD DECISION:

November 2023 Reserve Expenditures:

- (R) **MOVED** by Ms. Mullan, **SECONDED** by Ms. Johnson, to approve the November 2023 Reserve Expenditures in the amount of \$391,829.52 with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (9-0-0).

FY23 Audit Approval:

- (R) **MOVED** by Ms. Eberwein, **SECONDED** by Ms. Clancy, to approve the Draft Audit for the year ended May 31, 2023, as submitted by Goldklang Group CPA's P.C. The motion passed unanimously (9-0-0).

EV Parking Fee Option:

- (R) **MOVED** by Mr. Lisanick, **SECONDED** by Ms. Johnson, to accept a friendly amendment made by Ms. Eberwein to approve EV Parking Fee Option Plan B (25¢ for Parkfairfax residents and raising the fee to 40¢ for Parc East residents per kWh for penalty regime for overextended stays), as the method of access and pricing for the use of the EV Charging Station. The motion passed unanimously (9-0-0).

Building #109 & 111 Foundation and Façade Proposal:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Mullan, to approve Walker Consultants to complete the foundation and façade repairs at Buildings #109 & 111 with funds to come from Reserve Account 9114.21/1.006, Building Settlement for purposes of accomplishing the proposals presented in Tables/Options #1, #2 & #3 by Walker Consultants. The motion passed (7-0-2). Mr. Buchanan and Ms. Eberwein abstained.

MATTERS FOR BOARD DISCUSSION:

Community Room Usage: The Board discussed the matter and concluded that Committee's should be allowed to use the community room. Ms. Eberwein suggested that a policy be put in place for committee use and that the community room should be the 3rd choice of room for use (1st being the Board room, and 2nd being the Map room). Ms. Eberwein also asked the Activities Committee to provide feedback and recommendations to the Board regarding things that could be improved.

MATTERS FOR BOARD INFORMATION:

February 21, 2024, Agenda Items: Mr. Buchanan requested that any additions to the agenda be submitted before the February 21, 2024, Board meeting.

Mr. Buchanan shared that the most important thing the Board does is to put together the budget. Mr. Buchanan further stated that everyone comes to the table in good faith to work through the issues and find

the best outcome. So, with that, please join us via Zoom and/or in the Board room for the Budget Workshop on January 21, 2024, @ 9:00 a.m.

MOTION TO EXTEND THE MEETING:

- (R) MOVED by Ms. Johnson, SECONDED by Ms. Eberwein, to extend the meeting at 9:28 p.m. by no more than 20 minutes. The motion passed (7-2-0). Mr. Bush and Mr. Ferrell opposed.**

Seasonal Outdoor Furniture: The Board discussed the matter. Ms. Eberwein stated that she will re-draft the Seasonal Outdoor Furniture policy (IV.B.4 of AR 2) to incorporate additional information, suggestions, and recommendations and place it back on the agenda under Matters for Board Discussion at the February 21, 2024, Board Meeting.

Holiday Decorations on Common Elements: Mr. Buchanan raised the subject matter of decorations that have continuously been up (for 3 months or more) and the complaints he has received from people who think it's an eyesore. Mr. Buchanan suggested that for a future discussion, some parameters should be put in place to address the issue.

Social Media: President Buchanan stated that any Director who wants to be on social media and wants to characterize Board actions (not matters of opinion, factual matters) or what is under consideration by the Board inaccurately is a real problem; if that persists, then it would be well in the Board's place to admonish that Director in the future, and I would make that motion to do so. Ms. Eberwein, having placed this matter on the agenda, stated that the Association attorney has repeatedly advised against Board members participating in non-official Parkfairfax Facebook sites. Noting that Mr. Lisanick actively posts and is an administrator of such a site, Ms. Eberwein stated that three current Board members cannot respond to any posts if they follow the attorney's advice. Ms. Eberwein asked Mr. Lisanick if he would resign as both moderator and participant during this and any future election period. Mr. Lisanick responded he would not. The Board members provided their input on the matter.

MOTION TO EXTEND THE MEETING:

- (R) WITHOUT OBJECTION, Mr. Buchanan MOVED to extend the meeting at 9:53 p.m. by 10 minutes. The motion passed unanimously (9-0-0).**

MOVE INTO EXECUTIVE SESSION:

- (R) WITHOUT OBJECTION Mr. Buchanan, MOVED, to recess Open Session at 9:59 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).**

MOTION TO LEAVE EXECUTIVE SESSION:

- R) WITHOUT OBJECTION Mr. Buchanan, MOVED to leave Executive Session at 10:03 p.m. The motion passed unanimously (9-0-0).**

MOTION TO ADJOURN THE MEETING:

**R) WITHOUT OBJECTION Mr. Buchanan, MOVED to adjourn the meeting at 10:03 p.m.
The motion passed unanimously (9-0-0).**

Meeting Adjourned at 10:03 p.m.