

# **Minutes**

- July 17, 2024 Board Meeting
- May 9, 2024 Special Board Meeting

**PARKFAIRFAX CONDOMINIUMS  
BOARD OF DIRECTORS  
MEETING**

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

**ATTENDANCE:**

Directors Present: Scott Mulrooney, President; Mike Rothenberg, Vice President; Dave Bush, Treasurer; Scott Buchanan, Robin Davis, Jeff Lisanick, Amanda Mullan, and Jim Wicker, Directors.

Others Present: Francisco Foschi, General Manager; Dana Cross, Assistant General Manager; Donna Young, Recording Secretary.

**CALL TO ORDER:**

President Scott Mulrooney called the Board meeting to order at 7:00 p.m., with eight (8) members in attendance. Mr. Mulrooney welcomed everyone to the meeting.

**APPROVAL OF THE AGENDA:**

- (R) **BY UNANIMOUS CONSENT, Mr. Mulrooney MOVED to approve the agenda as presented. The motion passed unanimously (8-0-0).**

**APPROVAL OF THE JUNE 26, 2024, BOARD MEETING MINUTES:**

- (R) **MOVED by Ms. Davis, SECONDED by Mr. Bush, to approve the June 26, 2024, Board Meeting Minutes as amended. The motion passed unanimously (8-0-0).**

**RESIDENTS FORUM:**

Homeowner (Paul Friedman) shared that he has served the community for many years as the Recreation Committee Chair and the Anniversary Birthday Committee Chair and is disappointed with things that took place that will no longer allow him to serve in prior capacities, including creating movie night for August 3, 2024.

Homeowner (Geoff Burke) stated he was putting himself forward for the Ward 5 Board position.

Homeowner (Megan O’Heran) explained the missing information on her additional pet application. This matter will be revisited under Matters for Board Decision.

## **COMMITTEE REPORTS:**

The Architecture & Planning Board (A&PB) Landscape Committee, Recreation Committee, and Transportation and Land Use (TLUC) Committee provided written reports to be included in the Board Packet.

Mr. Lisanick (Liaison to the TLUC Committee) shared the great work Mr. Gronenberg has done starting the road work along upper Gunston Road from Valley past the office. Mr. Gronenberg, through his connections with city staff, arranged a change in schedule so this long overdue work could be performed at the beginning of the city road repair schedule rather than later in the fall.

Mr. Dave Bush (Liaison to the Finance Committee) shared the Finance Committee will meet on July 31, 2024.

Mr. Scott Buchanan (Liaison to the Covenants Committee) stated that the Covenants Committee did not provide a report because they did not meet this month; there were no active applications. Mr. Buchanan further shared that the Committee would appoint a Chair and Vice Chair at the next meeting.

Mr. Mike Rothenberg (Liaison to the Buildings & Utilities Committee BUC) shared that the committee is seeking direction from the Board to move forward with a Water Usage Monitoring Program.

## **GENERAL MANAGER'S REPORT:**

Mr. Foschi stated he has two items to address in the Executive Session but would be happy to answer any questions regarding his Management Report.

Roof Pilot Project: Mr. Foschi provided an update and shared that his recommendation to continue with Walker Consultants was solely based on pricing. He has no preference regarding who takes on this particular spectrum and that recommendations from the A&PB are welcome. Background information on the three engineering firms that submitted bids is requested. This matter will be revisited and placed on the August 21, 2024, agenda for further discussion/possible decision. Mr. Mulrooney thanked Mr. Foschi for his reports, stating that they are very thorough.

## **PRESIDENT'S REPORT:**

Mr. Mulrooney shared a positive note, which was the keyword RESPECT regarding communication among the Board throughout the month. Mr. Mulrooney also shared an email response from Legal Counsel addressing questions from the Finance and A&PB Committee regarding the interpretation/definition of substantially similar in the bylaws pertaining to roofing materials, etc.

**TREASURER'S REPORT:**

Mr. Bush requested the Board provide their preferred dates, August or September, to hold the Budget Review Town Hall meeting, and he will provide the preferred dates to the Board. Mr. Bush stated this matter could be taken up via email.

**MATTERS FOR BOARD DECISION:**

Ward Five Board Vacancy Appointment:

- (R) **MOVED by Ms. Mullan, SECONDED by Mr. Buchanan to appoint Mr. Gary Hucka as the Ward Five Board Representative for the Board Term of May 2024 – April 2025.**
- (R) **MOVED by Mr. Bush, SECONDED by Mr. Rothenberg, to place a substitute motion on the floor to vote on each candidate separately for the Ward Five Board Representative for the Board term of May 2024 to April 2025. The motion passed (5-3-0). Ms. Mullan, Mr. Buchanan, and Ms. Davis opposed.**
- (R) **The Board proceeded to vote as follows: For Gary Hucka, the count was four (4) in favor. Mr. Mulrooney, Mr. Buchanan, Ms. Mullan, and Ms. Davis. For Caitlin Counihan the Count was four (4) in favor: Mr. Bush, Mr. Rothenberg, Mr. Lisanick, and Mr. Wicker. There were no votes cast for Mr. Geoff Burke. Based on this vote, there was no Ward 5 Board Representative appointed.**

May 2024 Reserve Expenditures:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Wicker, to approve the May 2024 Reserve Expenditures in the amount of \$385,319.62 with funds to come from GL 69-9901015, Reserve Expenditures. The motion passed unanimously (8-0-0).**

Additional Pet Application:

- (R) **MOVED by Mr. Bush, SECONDED by Ms. Davis, to approve an additional pet at 3704 Lyons Lane. The motion passed unanimously (8-0-0).**

Washer & Dryer Checklist Specifications:

- (R) **MOVED by Mr. Bush, SECONDED by Ms. Davis, to approve the Washer and Dryer Check List and Revised Specifications as amended using the word “must instead of should.” The motion passed unanimously (8-0-0).**

Holiday Decorations:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Mulrooney, to approve to amend Administrative Resolution #2 to include language on Holiday Decorations. The motion passed unanimously (8-0-0).**

Mr. Bush stated that in order to reach an amicable conclusion for the appointment of a Ward V Representative, he would be more than willing to hand over the position of Treasurer to Mr. Gary Hucka because the Bylaws allow a non-board member to be the treasurer if the Board felt this might be a good compromise which would allow both candidates to continue to give service to the community. This matter will be revisited.

**MATTERS FOR BOARD DISCUSSION:**

Access Control Upgrade Proposal: The Board discussed the matter and concluded to revisit it upon receipt of additional information at the August 21, 2024, Board meeting.

*[Ms. Mullan left the meeting at 8:27 p.m., bringing the number of Board members present to seven (7)].*

*[Mr. Buchanan left the meeting at 8:29 p.m., bringing the number of Board members present to six (6)].*

Water Savings/Unit Leak Repair Proposal: Mr. Rothenberg provided an overview of the proposal. Mr. Rothenberg and Mr. Foschi will collaborate on the matter and provide additional information. The Board consensus was that there is enough information to move forward. This matter will be revisited.

Proposed Changes to Services, Fees, and Name of Unit Services Program: Mr. Foschi suggested that he and Mr. Rothenberg also collaborate on this matter and provide additional information.

Stormwater Remediation Project -- Wellington Road: Mr. Foschi stated a site visit would take place. Mr. Bush requested better sketches to review. This matter was tabled until the August 21, 2024, Board meeting.

Proposed Special Events Committee Terms of Reference: The Board discussed that matter and concluded that Movie Night should be turned over to Management for further execution.

- (R) MOVED by Mr. Bush, SECONDED by Mr. Mulrooney to turn Movie Night over to Management. The motion passed unanimously (6-0-0).**
- (R) MOVED by Mr. Bush, SECONDED by Mr. Wicker to turn to transfer the Proposed Special Events Committee Terms of Reference for a final vote over to the August 21, 2024, Board meeting. The motion passed unanimously (6-0-0).**

**MATTERS FOR BOARD INFORMATION:**

Agenda Items: Any additions to the agenda should be submitted before the August 21, 2024, Board meeting.

**MOVE INTO EXECUTIVE SESSION:** Mr. Will Washington, Legal Counsel with Chadwick, Washington, Moriarty, and Bunn, P.C., joined the meeting.

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Mulrooney, to recess Open Session at 9:12 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 that will last no longer than 9:59 p.m. The motion passed unanimously (6-0-0).

**MOTION TO LEAVE EXECUTIVE SESSION:**

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Mulrooney to leave the Executive Session at 9:57 p.m. The motion passed unanimously (6-0-0).

**MOTION TO ADJOURN THE MEETING:**

- (R) **WITHOUT OBJECTION** Mr. Mulrooney adjourned the meeting at 9:58 p.m. The motion passed unanimously (6-0-0).

**The meeting adjourned at 9:58 p.m.**

**PARKFAIRFAX CONDOMINIUMS  
SPECIAL BOARD OF DIRECTORS  
VIRTUAL MEETING**

**May 9, 2024  
3360 Gunston Road:  
Alexandria, VA 22302**

**ATTENDANCE:**

Directors Present: Scott Mulrooney, President; Mike Rothenberg, Vice President; Dave Bush, Treasurer, Jeff Lisanick, Secretary; Scott Buchanan (left at 6:45 pm), Jim Wicker (left at 7:20 pm), Directors.

Directors Absent: Matthew Larson, Amanda Mullan, Directors.

Others Present: Dana Cross, Assistant General Manager; Ken Chadwick, Legal Counsel with Chadwick, Washington, Moriarty, and Bunn P.C.

**CALL TO ORDER:**

President Mulrooney called the Special Board meeting to order at 6:00 p.m., with six (6) members present.

**APPROVAL OF THE AGENDA:**

**(R) MOVED By. Mr. Bush, SECONDED by Mr. Lisanick, to proceed with the agenda as submitted. The motion passed unanimously (6-0-0).**

**RESIDENT FORUM:**

Homeowner (Lisa Nealson) shared that she encountered issues with parking since moving here in March 2020, particularly on Valley Drive. She stated that the absence of a parking decal system, unlike other HOAs and apartment complexes, has led to difficulties, including the unregulated use of lots and extended parking on the street by residents with multiple vehicles, and the situation is further complicated by unclear vehicle registration requirements for non-military members in Alexandria. To address these challenges, Ms. Nealson suggested considering a permit system to regulate street parking, especially given the high number of renters with multiple vehicles.

Homeowner (Lisa Harger) asked the Board the following questions: What are the risks with regard to insurance and finances to the community by having a felon convicted of financial crimes on the board? Do board members have a fiduciary duty to disclose their criminal history, especially when asked? And do our president and treasurer have any convictions?

Homeowner (Anne Guillette) congratulated the new board members and thanked incoming and outgoing Board members for their service to our community. Ms. Guillette criticized directors contemplating early resignation for acting like sore losers and for showing a lack of willingness to

work with other reelected members, labeling their potential departure as immature. She urged them to reconsider, highlighting the negative perception of such actions and the importance of completing their terms with honor. Guillette emphasized the value of their expertise and the need for it to ensure checks and balances. She thanked everyone for their time and consideration of her comments.

Homeowner (Jane Myers) thanked the Board for their service and welcomed new individuals. Ms. Myers inquired about the availability of copies of the bids that vendors have submitted. She wants to review them and stated that she believes she has the legal right to request bank statements and records of expenditures and deposits. Ms. Myers expressed her desire to understand financial operations better, be more involved in certain decisions, and gain more knowledge. She said she is excited to come here and listen and is open to conversations.

**MOVE INTO EXECUTIVE SESSION:**

**(R) MOVED By. Mr. Bush, SECONDED by Mr. Wicker, to recess Open Session at 6:09 p.m. and convene in Executive Session to discuss matters with legal counsel, as permitted by subsection (C) of Section 55-79.75 of the Code of Virginia. The motion passed unanimously (6-0-0).**

**MOTION TO ADJOURN:**

**Meeting Adjourned at 7:38 p.m.**