

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
MEETING**

**August 21, 2024
3360 Gunston Road:
Alexandria, VA 22302**

ATTENDANCE:

Directors Present: Scott Mulrooney, President; Mike Rothenberg, Vice President; Dave Bush, Treasurer; Robin Davis, Secretary; Scott Buchanan, Caitlin Counihan, 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) MOVED by Mr. Rothenberg, SECONDED by Mr. Bush, to approve the August 21, 2024, Board Meeting Agenda as amended by moving Access Control Upgrade from Decision to Discussion. The motion passed unanimously (8-0-0).**

POLICE REPORT: Sargeant Santos reported nine (9) cases in the last month, four (4) of which were juveniles entering the school (trespassing), four (4) reports of property damage, and one case of identity theft. Sergeant Santos shared a reminder to keep vehicle doors locked and stated that an uptick in larcenies is occurring, so please be mindful of packages being delivered.

APPROVAL OF THE JULY 17, 2024, BOARD MEETING MINUTES:

- (R) MOVED by UNANIMOUS CONSENT TO accept the July 17, 2024, Board meeting minutes as presented. The motion passed unanimously (8-0-0).**
- (R) MOVED by Mr. Bush, SECONDED by Mr. Buchanan to accept the May 9, 2024, Special Board meeting minutes as amended. The Motion passed (7-0-1). Ms. Mullan abstained.**

RESIDENTS FORUM:

The homeowner (Eric Beier) stated he was willing to answer any questions regarding the planter boxes on his patio. Patio “Fencing” and raised planter boxes are on the agenda to be discussed later in the meeting.

COMMITTEE REPORTS:

FYI: Mr. Bush shared that the Management Report contains a considerable expense that may exceed \$40,000 and will require a Board vote.

Communications Committee: Mr. Mark Lamont, Chair of the Communications Committee, shared that he/the committee is taking this opportunity to reconnect with the Board, focusing on establishing internal communications and three critical business functions: communications, technology, and website governance. Mr. Lamont also mentioned a proposal previously submitted to hire a communications director to encompass those functions and/or the idea of recruiting volunteers. Mr. Lamont concluded that it is time to think ahead and plan for the next budget cycle so the committee can successfully govern communications technology and website services.

Buildings & Utilities Committee (BUC): Ms. Lydia Riabtsev, Chair of the Buildings & Utilities Committee (BUC), presented a presentation on the plan to work on the decommissioned laundry rooms, which involves installing bike racks in five rooms (called “the Big 5”) in Buildings #107, #208, #511, #535, and #707. Ms. Riabtsev stated the recommendation to the Board is to add an additional bike rack to each room, totaling five bike racks, one large locker, and one small locker, costing approximately \$2700. Ms. Riabtsev addressed questions from the Board. This matter will be revisited.

GENERAL MANAGER’S REPORT: Mr. Foschi raised concerns regarding an urgent foundation issue at Building #919 and recommended that the Board approve/expedite the repair. This matter will be revisited under Matters for Board Decision.

Mr. Foschi answered questions from the Board regarding his Management report. Tab #6 will be removed from Matters for Board Decision and revisited at the September 18, 2024, Board meeting under Matters for Board Decision.

PRESIDENT’S REPORT: No Comments made.

TREASURER’S REPORT: Ms. Davis raised the matter of the change in the Financial Review Town Hall meeting date and inquired if a vote was needed. After further discussion, the following motion was made:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Rothenberg to hold the Financial Review Town Hall meeting on September 24, 2024. The Motion passed (6-1-1). Ms. Mullan objected. Mr. Buchanan abstained.**

MATTERS FOR BOARD DECISION:

Ward Five Board Vacancy Appointment: Ms. Caitlin Counihan and Mr. Gary Hucka each provided a brief statement about their interest in the Ward 5 Board Vacancy, including their experience and contributions to the position.

- (R) The Board voted on the matter by show of hands, with four (4) in favor and four (4) opposed, the motion failed. Mr. Mulrooney stated that in the interest of Ward 5 having Board representation, he would change his vote, bringing the count to 5-3-0, appointing Ms. Caitlin Counihan as the Ward 5 Board Representative.**

Mr. Mulrooney thanked Mr. Hucka for his interest in serving on the Board, his work on the Architectural and Planning Board (APB), and his long-term commitment.

[The appointment of Ms. Counihan brings the number of Board members present to nine (9)].

June 2024 Reserve Expenditures:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Rothenberg, to approve the June 2024 Reserve Expenditures in the amount of \$119,800.78 with funds to come from GL 9901, Reserve Expenditures. The motion passed unanimously (9-0-0).**

Mr. Bush added that a reserve expenditure of \$30,000 will be issued for a retaining wall on Mount Eagle Place.

3308 Martha Custis Drive – Accessible Parking Space:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Wicker, to approve the Non-Routine Change Application to install an accessible parking space at 3308 Martha Custis Drive. The motion passed unanimously (8-0-0).**

Water Savings/Unit Leak Repair Proposal: Mr. Rothenberg provided an overview and presentation of the water savings program. The Board provided input and recommendations. Mr. Buchanan recommended providing free labor and installation but charging for the cost of parts. The Board consensus thus far agrees with Mr. Buchanan's recommendation. This matter will be revisited at the September 18, 2024, Board meeting for decision upon additional information being provided.

Special Events Committee Terms of Reference:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Lisanick, to approve the Special Events Committee Terms of Reference. The motion failed (3-6-0). Mr. Mulrooney, Mr. Buchanan, Ms. Davis, Ms. Mullan, Mr. Rothenberg, and Ms. Counihan opposed.**

Emergency Foundation Repair – Building #919:

- (R) **MOVED by Mr. Bush, SECONDED by Ms. Davis, to approve the Reserve Expenditure not to exceed \$50,000 to Envirotech for foundation repairs to Building #919 (1668 Fitzgerald Lane). The motion passed (8-0-1). Ms. Counihan abstained.**

MATTERS FOR BOARD DISCUSSION:

Stormwater Remediation Project - Wellington Road: The Board discussed the matter, which was tabled until after the site visit/walk-through and will be revisited at the September 18, 2024, Board meeting for further discussion. Ms. Davis requested the Board’s available dates to schedule the walk-through.

Ting and Verizon Infrastructure Deployment Requests: Mr. Foschi shared that Verizon is coming on Thursday, September 5, 2024, to present their proposal for the project. Mr. Buchanan stated that these are massive infrastructure projects and that we must be very clear about the project(s) timelines. This matter will be revisited for further discussion.

Patio “Fencing” and Raised Planter Boxes: Mr. Mulrooney shared his recommendation of the subject matter, stating that the specs for planter boxes don’t consider then running the entire length, width, and height of the patio closure and also don’t talk about color, height, length, or width. So, we now run into some gaps and must set a precedence. Mr. Mulrooney shared the need to look at the communication structure of what is needed on the application proposal, etc. The Board discussed the matter and decided to hold a hearing to appeal the covenant's decision regarding 3400 Gunston Road on September 18, 2024, at 6:30 p.m. (prior to the Board meeting).

[Ms. Mullan left the meeting, bringing the number of Board members present to eight (8)].

- (R) **MOVED by Mr. Mulrooney, SECONDED by Mr. Rothenberg, to hold a hearing regarding the fencing at 3400 Gunston Road on September 18, 2024, at 6:30 p.m. (prior to the Board meeting). The motion passed unanimously (8-0-0).**

MOTION TO EXTEND THE MEETING:

- (R) **MOVED by Ms. Davis, SECONDED by Mr. Lisanick, to extend the meeting by ten minutes at 9:27 p.m. The motion passed (6-2-0). Mr. Buchanan and Mr. Bush opposed.**

3620 Greenway Place Resale Document Refund Request: The Board discussed the matter briefly; no action was taken.

3546 Martha Custis Drive -- Locksmith Reimbursement Request: The Board discussed the matter and concluded that it would deny the request.

Access Control Upgrade Proposal: The Board revisited the matter. Mr. Bush suggested taking Option #2 using \$10,000 and proceeding with data collection. This matter will be revisited for further discussion/decision at the September 18, 2024, Board meeting.

MATTERS FOR BOARD INFORMATION:

Agenda Items: Any additions to the agenda should be submitted before the September 18, 2024, Board meeting.

MOTION TO EXTEND THE MEETING:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Ms. Davis, to extend the meeting by ten minutes at 9:37 p.m. The motion failed (4-4-0). Mr. Bush, Mr. Rothenberg, Mr. Buchanan, and Mr. Wicker opposed.
- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Bush, to accept the recommendation provided by legal counsel in the Executive Session Documents. The motion passed by unanimously (8-0-0).

MOTION TO ADJOURN THE MEETING:

- (R) **WITHOUT OBJECTION** Mr. Mulrooney adjourned the meeting at 9:37 p.m. The motion passed unanimously (8-0-0).

The meeting adjourned at 9:37 p.m.