

APPROVAL OF MINUTES

September 18, 2024 Board Meeting Minutes

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS MEETING**

**September 18, 2024
3360 Gunston Road:
Alexandria, VA 22302**

ATTENDANCE:

Directors Present: Scott Mulrooney, President; Mike Rothenberg, Vice President; Dave Bush, Treasurer; Scott Buchanan, Caitlin Counihan, 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.

HEARING:

Patio “Fencing” - 3400 Gunston Road was Called to order at 6:30 p.m.

Mr. Scott Buchanan (Hearing Officer) stated that this hearing is to discuss the application submitted to Covenants regarding Patio Fencing at 3400 Gunston Road, what was applied for, and what was approved by the Covenants Committee, as well as things that can be done to improve the process on the Association side to bring things in line with covenant specifications as well as the potential impact on the community's appearance. The Homeowner(s) provided input and stated that they acted in good faith and followed the guidelines. This matter will be revisited in the Executive Session for a decision.

The Hearing adjourned at 6:58 p.m.

CALL TO ORDER:

President Scott Mulrooney called the Board meeting to order at 7:00 p.m., with nine (9) members in attendance. Mr. Mulrooney welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Bush, to strike Tab #5, Access Control Upgrade, from the Agenda and reconsider it during budget time as suggested By Dave Bush, Treasurer; move the Barkan Management discussion into Executive Session, and move Edits to AR#2 & Patio Specifications to Matters for Discussion. The Agenda was approved with the amendments as mentioned above. The motion passed (6-3-0). Mr. Mulrooney, Ms. Mullan, and Mr. Buchannan opposed.**

POLICE REPORT:

Sargeant Santos reported there were eleven (11) calls for service in the last month, four (4) of which were stolen airbags and/or catalytic converters. Sargeant Santos encouraged, "If you see something, say something."

APPROVAL OF THE APRIL 24, 2024, BOARD MEETING MINUTES AND THE AUGUST 21, 2024 BOARD MEETING MINUTES:

- (R) MOVED by Mr. Mulrooney, SECONDED by Mr. Buchanan to accept the April 24, 2024, Board meeting minutes as amended, spelling out the acronym D&O Insurance to Directors and Officers Insurance. The Motion failed (2-6-1). Mr. Rothenberg, Mr. Bush, Ms. Davis, Mr. Lisanick, Ms. Mullan, and Mr. Wicker opposed. Ms. Counihan abstained.**

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Counihan to accept the August 21, 2024, Board meeting minutes as amended. The Motion passed unanimously (9-0-0).**

RESIDENTS FORUM:

A homeowner(s) (Laura Anderson and Lisa Gunther) shared concerns regarding newly installed outdoor lighting.

A homeowner (Kristen Mowery) shared concerns regarding private information about the sale of her home Ms. Mowery also shared that this is her formal resignation as Chair of the Recreation Committee.

A homeowner (Tim O'Connor) shared his concerns that Barkan Management is not a good company and that its inattention to the residents is ridiculous.

COMMITTEE REPORTS:

Buildings & Utilities Committee (BUC): Mr. Mulrooney stated this matter will be revisited under Matters for Board Decision, Tab #7.

Transportation and Land Use Committee: Mr. Mulrooney shared that he always appreciates Mr. Gronenbergs' (TLUC) reports and the humor used.

Architectural and Planning Board Committee (A&PB): Ann McCord, Chair of APB, could not be present, so Mr. Mulrooney presented the committee report as liaison. A&PB requested that Management research the feasibility of a program to replace the original lead vent stack collars, which could extend the lifespan of the current roofs until the roof replacement program is complete. After further discussion, the Board authorized management to move forward and provide information (cost/numbers) for replacing the vent stack collars. This matter will be revisited at a future Board meeting for further discussion.

- *Amanda Mullan: I feel like this has happened on several occasions. So, this is why I'm bringing this up. I feel like, respectfully, you're acting as A&PB's liaison on this, but I feel like you're inserting robust conversations about the roofs into agenda items that aren't related to roofs, like committee reports. I understand that A&PB provided a recommendation, but we're having a full-blown discussion about that, and if a committee provides something in a report*

that requires the Board to discuss, it should be added to matters for the board discussion, and there should be materials provided in that tab of the report. I think this adds to the amount of time it takes you to get through the agenda. This is buried within committee reports; you are blindsiding Board members with information. As you see fit to give it to us, I would respectfully ask that you stop doing this and add things to matters for board discussion where they belong with supporting material.

- *Mr. Mulrooney: Okay? So, since it is included in the report, how is that blindsiding?*
- *Ms. Mullan: because you've done this on multiple occasions we've talked about. I can't remember all the examples off the top of my head, but I feel like every time we have a committee report section. We inevitably talk about roofs, and you want to have a full-blown discussion about all the elements of roofs. I think it's worth adding it to matters for the board discussion where they belong with supporting material, and then the community would be signaled to know that we're talking about this. I mean, it's not just me saying you're blindsiding me. It's also you're blindsiding the community by burying information. It is my opinion.*
- *Okay? So, I want to clarify, and Donna, I want to get this in the minutes. So, Amanda, you are saying that I have intentionally withheld and buried information from all 2,500 people who live in Parkfairfax. I just want to get that right. Did I understand that?*
- *Ms. Mullan: It's not what I said.*
- *Mr. Mulrooney: Amanda, I am tired of it. You are always going against me at every meeting. I really want it on the record, but I don't see how APB's report has anything to do with me or any hidden information.*

Director Scott Buchanan called for “Order of the Day” to move the meeting to Matters for Board Decision.

As a result, no other committee reports or the General Manager’s report were shared with the Board.

MATTERS FOR BOARD DECISION:

July 2024 Reserve Expenditures:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Wicker, to approve the June 2024 Reserve Expenditures in the amount of \$213,496.80 with funds to come from GL 9901, Reserve Expenditures. The motion passed unanimously (8-0-1). Ms. Mullan abstained.

Trim Replacement Project:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Mulrooney, to approve Kolas Contracting, Inc., to complete the Ward II Trim Replacement in an amount not to

exceed \$233,557 with funds to come from GL 9901 reserve expenditures. The motion passed (8-0-1). Ms. Mullan abstained.

BUC Bike Rack & Storage Locker Proposal: Ms. Lydia Riabtsev, Chair of the BUC Committee, provided an update on the Bike Rack installation progress and asked if the Board needed additional information from her. She suggested using the gym lockers as a test pilot and that residents bring their own locks. Ms. Riabtsev stated that a survey would be conducted to see if this would solve the problem.

- (R) MOVED by Mr. Bush, SECONDED by Mr. Mulrooney, to approve the purchase of bike storage racks only, in an amount not to exceed \$1,400, to be paid from the Capital Improvement Fund for the 5-rooms known as the Big 5. The Motion passed unanimously (9-0-0).**

Building #919 Patio Repair:

The Board revisited the matter following new information, including a third quote, and proceeded to rescind the previous motion, which was stated as follows: “ **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.**

- (R) MOVED by Mr. Rothenberg, SECONDED by Mr. Bush, to rescind the previous motion. This motion required a two-thirds vote to pass. The motion failed (5-3-1). Mr. Buchanan, Ms. Mullan, and Ms. Davis opposed. Ms. Counihan abstained.**

The Original Motion stands: Management can act under the original motion as previously approved by the Board.

After further discussion, the following motion was presented:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Rothenberg, that Management does not act on this matter and bring it back before the Board at the October 16, 2024, Board meeting. The motion passed (6-3-0). Mr. Buchanan, Ms. Mullan, and Ms. Davis opposed.**

Water Savings/Unit Leak Repair Proposal: Mr. Rothenberg revisited and addressed the program modifications, including the free toilet tune-ups, which will be provided only during the program's duration. The cost of parts would be between \$14 and \$16. The Board discussed the matter and proceeded to a vote.

- (R) MOVED by Mr. Rothenberg, SECONDED by Mr. Bush, to approve the Unit Water Savings Program per what is written on Page 1 of the Program Overview. The motion passed unanimously (9-0-0).**

Roofing Pilot – Building Selection and Consultant Selection:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Mr. Bush, to approve **Building Envelope Consultants and Scientists (BECS) to provide consulting services at Building #849 and Building #953. The motion passed unanimously (9-0-0).**

MATTERS FOR BOARD DISCUSSION:

Wellington Road Stormwater Remediation Project: Ms. Davis provided an overview of the project, which included installing two functional rain gardens to redirect the water and possibly applying for a stormwater grant. Ms. Davis will work with Mr. Foschi to develop the plan further. This matter will be revisited at the October 16, 2024, Board meeting for decision.

Administrative Resolution #2 and Patio Specifications: Mr. Buchanan requested that any input/edits be sent to him before the October 16, 2024, Board meeting so that he can make the amendments. This matter will be revisited at the October 16, 2024, Board meeting for further discussion.

MOVE INTO EXECUTIVE SESSION:

- (R) **MOVED** by Ms. Davis, **SECONDED** by Ms. Counihan, to recess Open Session at **9:10 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 EXTEND THE MEETING:

- (R) **MOVED** by Mr. Rothenberg, **SECONDED** by Mr. Lisanick, to extend the meeting at **9:28 p.m. for 10 minutes. The motion passed (7-2-0). Mr. Buchanan and Mr. Bush opposed.**

MOTION TO LEAVE EXECUTIVE SESSION AND ADJOURN THE MEETING:

- (R) **WITHOUT OBJECTION, Mr. Mulrooney MOVED** to leave the Executive Session and **ADJOURN** the meeting at **9:38 p.m. The motion passed unanimously (9-0-0).**

Meeting Adjourned at 9:38 p.m.