

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS MEETING**

**November 20, 2024
3360 Gunston Road
Alexandria, VA 22302**

ATTENDANCE:

Directors Present: Scott Mulrooney, President; Mike Rothenberg, Vice President; Dave Bush, Treasurer; Scott Buchanan, Caitlin Counihan, Jeff Lisanick, and Jim Wicker, Directors.

Directors Absent: Amanda Mullan, Director

Others Present: Francisco Foschi, General Manager; Dana Cross, Assistant General Manager; Robin Davis, Secretary to the Board; and Donna Young, Recording Secretary.

CALL TO ORDER:

President Scott Mulrooney called the Board meeting to order at 7:00 p.m., with seven (7) Board members in attendance.

APPROVAL OF THE AGENDA:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Wicker, to approve the agenda as presented.
The motion passed unanimously (7-0-0).**

POLICE REPORT:

President Mulrooney provided the following updates: an assault and battery on Martha Custis Drive, a death investigation on Valley Drive, a larceny investigation on Holmes Lane, a stolen vehicle on Fitzgerald Lane, and a mental health call on Wellington Road. Mr. Wicker shared an incident that was reported to the police of teenagers drinking in public, etc., and the police escorted them away.

Lieutenant Mark Jessup, Liaison with the Alexandria Sheriff's Department, shared that as we approach the holiday season, please be mindful of those coming into your neighborhood, imposters impersonating law enforcement officers, and phone scams. If you need assistance in these incidents, don't hesitate to contact the Sheriff's Office. Lieutenant Jessup also provided information regarding Operation Elf and will provide additional information to Ms. Cross.

APPROVAL OF THE SEPTEMBER 18, 2024, BOARD MEETING MINUTES AND THE OCTOBER 16, 2024, BOARD MEETING MINUTES:

- (R) MOVED by Mr. Buchanan, SECONDED by Ms. Counihan to accept the September 18, 2024, board meeting minutes with the following alteration, which is to strike the verbatim dialogue between the President and one of the directors and approve the October 16, 2024, Board meeting minutes as presented.**

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Rothenberg to divide the motions into two separate motions: the September 18, 2024, Board meeting minutes and the October 16, 2024, Board minutes. The Motion passed 5-2-0. Mr. Buchanan and Ms. Counihan opposed the motion.

APPROVAL OF THE SEPTEMBER 18, 2024, BOARD MEETING MINUTES

- (R) After further discussion, Mr. Buchanan withdrew his motion, and the matter of the September 18, 2024, Board meeting minutes was tabled for review and additional information and will be revisited at the December 18, 2024, Board meeting.

APPROVAL OF THE OCTOBER 16, 2024, BOARD MEETING MINUTES

- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Ms. Counihan to approve the October 16, 2024, Board meeting minutes as presented. The motion passed unanimously (7-0-0).

RESIDENTS FORUM:

Mr. Mulrooney introduced the Adoption of a Civility Policy that residents who sign up to speak during the Residents Forum must sign and agree to; persons who will be speaking tonight and going forward are asked to abide by this policy.

A homeowner(s), Susan Cox, shared concerns regarding Board members preventing the civil operations of a Board meeting.

A homeowner(s), Susan Crawford, shared her support for Parkfairfax hiring a Landscape Manager who is also a certified arborist.

A homeowner (Paul Friedman) shared concerns regarding needed signage restricting automatic ball machines on the tennis/pickleball courts.

A homeowner (Karen Elsberg) provided a statement regarding Board members walking out of a meeting, which canceled the meeting.

A homeowner (Sherry Truhlar) provided input regarding the Building #919 foundation repair matter.

AUDIT PRESENTATION REVIEW:

Mr. Foschi provided an overview of the Draft Audit Independent Auditor Report for the year ending May 31, 2024. The Board will provide Francisco with any questions and concerns by Friday, November 22, 2024, to be forwarded to the Auditor for clarification and response prior to the December 18, 2024, Board meeting.

GENERAL MANAGER'S REPORT:

Electric Panels Update: Mr. Foschi revisited the subject matter, stating that approximately 20% of the homeowners have upgraded their panels; the insurance company wants 60% participation, and this could become an issue when the time comes to negotiate a new insurance premium. This matter will be revisited upon Management providing additional information/data.

COMMITTEE REPORTS:

Mr. Mulrooney thanked the Activities Committee for the Great Wine & Cheese social and the Transportation and Land Use Committee for the dynamite town hall meeting they held.

Transportation and Land Use Committee: Mr. Gronenberg thanked everyone who attended the town hall meeting; the final plan will be adjusted based on the feedback received, and then eventually approach the Board to endorse the program.

Recreation Committee: Lisa Harger, Chair of the Recreation Committee, stated the committee would like to get feedback from the community on the pool survey. After further discussion, Mr. Buchanan proceeded with the following motion.

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to approve the 12-question pool survey presented to the Board by the Recreation Committee. The motion passed (5-1-1). Mr. Rothenberg opposed the motion. Mr. Mulrooney abstained.**

Landscape Committee: Ms. Davis provided an update regarding the Circle Beds on Wahington Island; the plant materials removed from Washington Island were placed over by the Lions Lane pool. The three beds now have a focus for each season and hopefully will enhance the community as people drive by. The Discussion of a Landscape Manager will be placed on the agenda under Discussion for the December 18, 2024, meeting.

Mr. Mulrooney requested that the Recreation Committee and the Architectural and Planning Board (APB) Committee work together on a combined budget proposal to look at the needs of the gym.

Proposal for Board Training: Mr. Mulrooney directed the Board's attention to the Proposal for Board Training & Work Session Services included in the Board packet recommended by Legal Counsel and asked that the Board review the proposal. This matter will be revisited at the December 18, 2024, Board meeting for further discussion and possible decision.

MATTERS FOR BOARD DECISION:

Ward Two Board Vacancy Appointment:

- (R) The Board voted by a show of hands (5 out of 7) to appoint Elaine Lawler as the Ward Two Board Representative for the Board term of November 2024 to April 2025.**

[This brings the number of Board Members Present to eight (8)].

The Board thanked Ms. Kitchell for putting her name forward, as well as her work on the Book Club and the Elections Committee.

Ratification of Board Actions:

- (R) MOVED by Mr. Mulrooney, SECONDED by Mr. Buchanan, to ratify each of the decisions of the Board of Directors made this year while Robin Davis participated on the Board. The motion passed unanimously (8-0-0).**

August 2024 Reserve Expenditures:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Rothenberg, to approve the August 2024 Reserve Expenditures in the amount of \$148,569.62 with funds to come from GL 9901, Reserve Expenditures. The motion passed unanimously (8-0-0).**

September 2024 Reserve Expenditures:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Buchanan, to approve the September 2024 Reserve Expenditures in the amount of \$667,220.33 with funds to come from GL 9901, Reserve Expenditures. The motion passed unanimously (8-0-0).**

Goldklang Engagement Letter:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Lisanick, to approve the Goldklang Group Engagement Letter for Audit Services for the Association for the years ended May 31, 2025, and 2026, provided that the auditor provides answers to the questions that the Association had on the audit. The motion passed unanimously (8-0-0).**

Building #919 Patio Repair:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Lisanick, to approve Lux to complete the Patio Repairs at Building #919 pending confirmation that the price does not exceed 10% above the quoted price, with funds to come from GL 9901, Reserve Expenditures.**

After further discussion of the matter, the following motion was presented.

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Mulrooney, to table the matter to allow for a second opinion with Mosaic Engineering & Consulting. The motion passed unanimously (8-0-0)**

1531 Mount Eagle Place – HVAC Application Appeal:

- (R) **MOVED by Mr. Mulrooney, SECONDED by Mr. Bush, not to grant this variance, the specification stands, and no exception will be made in this case. The motion passed (7-0-1). Mr. Wicker abstained.**

Vote to Approve New APB and Recreation Committee Chair:

- (R) **MOVED by Mr. Mulrooney, SECONDED by Mr. Bush, to appoint Mr. Gary Hucka as the Chair of the Architectural & Planning Board. The motion passed unanimously (8-0-0)**
- (R) **MOVED by Mr. Wicker, SECONDED by Ms. Lawler, to appoint Ms. Lisa Harger as the Chair of the Recreation Committee. The motion passed (5-3-0). Mr. Bush, Mr. Lisanick, and Mr. Rothenberg, opposed the motion.**

MATTERS FOR BOARD DISCUSSION:

Five-Year Budget: The Board decided no discussion is necessary at this time.

Resident Writing Group:

- (R) MOVED by Mr. Bush, SECONDED by Ms. Counihan, to approve the Residents Writers Group to use the Community Room for their meetings at no charge. The motion passed unanimously (8-0-0).**

Enforcement of Covenants Violations: The Board discussed the matter. Mr. Buchanan suggested creating a list of regular complaints/violations of things that are disruptive to the community and/or the value of the property and task staff with enforcing those violations. Mr. Buchanan will discuss the ten (10) most common covenant violations for potential enforcement with the Covenants.

Signage for Courts Re: Automatic Ball Machines:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Mulrooney, to approve the policy and signage that Automatic Ball Machines are only permitted on the Valley Drive Courts, and signs will be put up at Management’s discretion. The motion passed unanimously (8-0-0).**

MATTERS FOR BOARD INFORMATION:

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

MOVE INTO EXECUTIVE SESSION:

- (R) MOVED by Mr. Bush, SECONDED by Ms. Counihan, to recess Open Session at 9:08 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 (8-0-0).**

MOTION TO EXTEND THE MEETING:

- (R) MOVED by Mr. Rothenberg, SECONDED by Mr. Lisanick, to extend the meeting at 9:27 p.m. for 10 minutes. The motion passed (6-2-0). Mr. Buchanan and Mr. Bush opposed the motion.**

ACTIONS TAKEN AFTER EXECUTIVE SESSION:

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Mulrooney, to deny the request as discussed in Executive Session. The motion passed unanimously (8-0-0).**
- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Lisanick, to move forward with the contract as recommended by Management. The motion failed (3-5-0). Mr. Mulrooney, Mr. Rothenberg, Mr. Bush, Mr. Wicker, and Ms. Lawler opposed the motion.**

- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Rothenberg, to request that Management get a third quote for the matter discussed in Executive Session. The motion passed unanimously (8-0-0).

MOTION ADJOURN THE MEETING:

- (R) **WITHOUT OBJECTION**, Mr. Mulrooney **MOVED** to leave the Executive Session at 9:37 p.m. and **ADJOURN** the meeting. The motion passed unanimously (8-0-0).

Meeting Adjourned at 9:37 p.m.