

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS' MEETING**

**December 18, 2024
3360 Gunston Road
Alexandria, VA 22302**

ATTENDANCE:

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

Directors Absent: Scott Buchanan, Amanda Mullan, Directors

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) members of the Board in attendance.

APPROVAL OF THE AGENDA:

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

POLICE REPORT:

Sergeant Derek Santos submitted the following report for November 20–December 8, 2024, which included the following five incidents: Domestic incident-Gunston Road; Trespassing-Martha Custis Drive (an arrest was made); Larceny-Martha Custis Drive; Protection Order Violation-Valley Drive (an arrest was made); and a Stolen Vehicle-Gunston Road.

APPROVAL OF THE SEPTEMBER 18, 2024, BOARD MEETING MINUTES AND THE NOVEMBER 20, 2024, BOARD MEETING MINUTES:

- (R) **BY UNANIMOUS CONSENT, the Board discussed the matter and agreed to table approval of the September 18, 2024, Board Meeting Minutes to address/rescind/and restate the previous motion made regarding the Patio Fencing Matter at 3400 Gunston Road. This matter will be revisited at the January 15, 2024, Board meeting.**
- (R) **MOVED by Mr. Bush, SECONDED by Mr. Lisanick to approve the November 20, 2024, Board meeting minutes as amended. The motion passed unanimously (7-0-0).**

RESIDENT'S FORUM:

Mr. Paul Friedman shared two concerns regarding the following: 1) the Recreation Committee's member selection process, and 2) His storage unit lock and items were removed, and someone else's property is now stored in the unit. Mr. Foschi will initiate an investigation of the matter.

Ms. Cindy Engelhart shared her thoughts on the Building #919 foundation repair matter, the piping issues on Martha Custis Drive, and her support for Mosaic Engineering as an additional choice for an opinion.

Ms. Sherry Truhlar revisited the Building #919 foundation repair matter, i.e., replacing the 1970 water pipe, drying out the crawl space -- mediation has been halted and is no longer needed, and rerouting the downspout water. She also shared appreciation for Ms. Engelhart's professional opinion regarding the matter.

Mr. Scott Knudsen proposed budgeting for a porta-potty on Valley Drive and a plan for fixing the tennis court parking lot.

Peggy Clancy inquired about the budget, i.e., how the Board plans to spend and save money to run Parkfairfax. Ms. Clancy stated that the Revision to AR#7 should be open to the community for discussion before voting on the matter.

GENERAL MANAGER'S REPORT:

Water Wise Program: Mr. Foschi reported that the program will start on December 1, 2024, and that he has received several requests. Mr. Foschi continued that an initial report will be provided at the January 15, 2025, Board meeting.

Attic Inspection Update: Mr. Foschi stated there were some challenges with the inspections due to scheduling. Mr. Foschi is seeking cooperation to complete the inspections by the end of the month (December 2024); once completed, data will be collected for the roof replacement project.

Maintenance Yard Trash and Recycling Contract Renewal: Mr. Rothenberg inquired about the proposed contract renewal for the maintenance yard trash and recycling contract. He requested that Mr. Foschi provide the contracts that are up for renewal for the board to review and that the contract or contracts be put out for competitive bids. . Mr. Foschi will provide the contract/s for the board to review at the January meeting.

COMMITTEE REPORTS:

Activities Committee: Mr. Mulrooney thanked the Activities Committee for the Great Christmas Tree Lighting event on December 7, 2024.

Recreation Committee: Lisa Harger, Chair of the Recreation Committee, shared that the Pool Survey has received approximately 300 responses and is open for eight (8) more days; if you have not taken the survey, please do so.

Finance Committee: Dave Bush, Liaison for the Finance Committee, shared that the Finance Committee will meet on January 2, 2025.

Communications Committee: Mr. Mike Rothenberg, Liaison for the Communications Committee, raised the subject matter of the Board voting for a Vice/Co-Chair for the Committee. This matter will be revisited at the January 15, 2025, Board meeting.

Buildings & Utilities Committee (BUC): Mr. Rothenberg shared that the Committee has only two (2) members, and additional members are needed. Mr. Rothenberg requested volunteers in the email blast and received one response.

Administrative Resolution #6: Mr. Bush raised the subject matter of needed revisions to AR#6. This matter will be revisited at the January 15, 2025, Board meeting

Treasurer's Report: Mr. Bush stated that he received the revised budget, which must be reviewed before publication on the web (the Budget will not be published until all corrections have been made); and will be presented at the 2025 Budget workshop session. Mr. Bush recommended changing the Budget workshop date from January 18, 2025, to January 25, 2025, due to the Martin Luther King, Jr. holiday.

- (R) MOVED by Mr. Bush, SECONDED by Mr. Rothenberg to change the date of the 2025 Budget Workshop from January 18, 2025, to January 25, 2025, at 9:00 a.m. until the conclusion of the meeting. The motion passed (6-0-1). Mr. Mulrooney abstained.**

Sale of Units: Mr. Foschi provided an update: The 3-bedroom unit will go on the market next week, and the second unit will be vacated by January 15, 2025, and will go on the market on February 1, 2025. Mr. Bush stated that the sale of the units would raise the surplus level.

MATTERS FOR BOARD DECISION:

October 2024 Reserve Expenditures:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Mulrooney, to approve the October 2024 Reserve Expenditures in the amount of \$104,178.97 with funds to come from GL 9901, Reserve Expenditures. The motion passed (6-0-1). Ms. Lawler abstained.**

FY24 Audit Approval:

- (R) MOVED by Mr. Bush, SECONDED by Mr. Mulrooney, to approve the Draft Audit for the year ended May 31, 2024, as submitted by Goldklang Group, CPA's P.C. The motion passed (6-0-1). Ms. Lawler abstained.**

Building #919 Patio Repair:

- (R) **MOVED by Mr. Mulrooney, SECONDED by Ms. Lawler, to approve Lux Foundation Solutions to complete the Patio Repairs at Building #919 not exceeding \$22,000, and asking them to reroute the downspouts to the front of the building/under the patios. The motion passed (4-3-0). Mr. Bush, Mr. Rothenberg, and Mr. Wicker opposed.**

Covenants Committee Appointments:

- (R) **BY MAJORITY VOTE, Eric Keber and Angel Rivera were appointed members of the Covenants Committee for the 2024 Board Elections.**

Election Committee Appointments:

- (R) **BY MAJORITY VOTE, Paula Martori, Angel Rivera, and Alexandra Swan, were appointed as members of the Elections Committee for the 2024 Board Elections.**

Proposal for Board Training:

- (R) **MOVED by Mr. Mulrooney, SECONDED by Ms. Counihan, to approve the proposal as presented for Board training from Points North Strategies for \$4,000 to be conducted after completion of the next Election. The motion passed (4-3-0). Mr. Lisanick, Mr. Rothenberg, and Mr. Wicker opposed.**

Revision of Administrative Resolution #7:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Bush, to approve the revised Administrative Resolution Number 7, Procedures and Guidelines Relating to Tree, Shrub Planting, and/or Bench Installation Requests Sponsored by Unit Owners. The motion passed unanimously (7-0-0).**

MATTERS FOR BOARD DISCUSSION:

FY26 Draft Budget Review: The Board discussed the matter; if there are any questions, amendments, or concerns, please provide any input to Mr. Bush and Mr. Foschi for clarification and response.

Electrical Panel Update: Mr. Mulrooney suggested creating an action plan and a possible task force. The Board discussed the matter and will revisit it upon additional information.

Landscape Director: This matter will be revisited at the January 15, 2025, Board meeting for further discussion and possible Decision at the February 19, 2025, Board meeting.

Enforcement of Covenant's Violations Update: No action items to report at this time.

Capital Improvement Fund Utilization and Resident Survey: Mr. Rothenberg raised the subject of the board voting to place a temporary moratorium on using the existing Capital Improvement Fund monies of some \$80,000 until after surveying the community about ideas for use of the monies to provide input to the board before it votes to commit the funds for any projects. This matter will be revisited for further discussion.

Removal of Storage Items (Paul Friedman): The Board revisited this matter to provide further consideration of Mr. Friedman's concerns. After further discussion, Mr. Foschi stated he would conduct further investigation into the matter and provide Mr. Friedman with an update.

MATTERS FOR BOARD INFORMATION:

January 15, 2025, Agenda Items: Any additions to the agenda should be received before the January 15, 2025, Board meeting.

MOTION TO EXTEND THE MEETING:

- (R) **MOVED** by Mr. Rothenberg, **SECONDED** by Mr. Lisanick, to extend the meeting at 9:24 p.m. for 15 minutes. The motion passed unanimously (7-0-0).

MOTION TO MOVE INTO EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Lisanick, **SECONDED** by Mr. Wicker, to recess Open Session at 9:25 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 (7-0-0).

MOTION TO EXTEND THE MEETING:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Mr. Lisanick, to extend the meeting at 9:43 p.m. for 5 minutes. The motion passed (6-1-0).

MOTION TO LEAVE EXECUTIVE SESSION:

- (R) **MOVED** by Ms. Counihan, **SECONDED** by Ms. Lawler, to leave the Executive Session at 9:46 p.m. The motion passed unanimously (7-0-0).

ACTIONS TAKEN AFTER EXECUTIVE SESSION:

3492 Martha Custis Fire Damage Update:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Mr. Rothenberg, to approve the General Managers Recommendations for the contractor and for the work to be done at 3492 Martha Custis Drive for up to \$210,000 (to be reviewed by Legal Counsel). The motion passed unanimously (7-0-0).

Electronic Transportation Devices Resolution:

- (R) MOVED by Mr. Rothenberg, SECONDED by Ms. Counihan to approve the Electronic Transportation Devices Policy Resolution as presented. The motion passed (6-1-0). Mr. Bush opposed.**

MOTION ADJOURN THE MEETING:

- (R) WITHOUT OBJECTION, Mr. Mulrooney MOVED to leave the Executive Session at 9:49 p.m. and ADJOURN the meeting. The motion passed unanimously (7-0-0).**

Meeting Adjourned at 9:49 p.m.