

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS' MEETING**

**March 19, 2025
3360 Gunston Road
Alexandria, VA 22302**

ATTENDANCE:

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

Others Present: Francisco Foschi, General Manager; Dana Cross, Assistant General Manager; Robin Davis, Secretary to the Board. 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 of the Board in attendance.

APPROVAL OF THE AGENDA:

- (R) **MOVED by Mr. Lisanick, SECONDED by Ms. Counihan, to approve the Agenda as amended. The motion passed unanimously (8-0-0).**

APPROVAL OF THE FEBRUARY 19, 2025, BOARD MEETING MINUTES:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Rothenberg, to approve the February 19, 2025, Board meeting minutes as amended. The motion passed unanimously (8-0-0).**

POLICE REPORT: Lieutenant Mark Jessup from the Alexandria Sheriff's Department welcomed everyone and expressed that he, along with the Sheriff, looks forward to meeting the Board in person during the next quarter, between April and June 2025. They will be available to address any questions or concerns. Lieutenant Jessup also shared information about upcoming events, which will be included in the monthly bulletin provided to Ms. Cross.

RESIDENT'S FORUM: No Resident Comments were made.

GENERAL MANAGER'S REPORT:

Reserve Study Completion Process: Mr. Foschi requested that the Board designate two representatives/liaisons to work with him and Miller Dodson toward the completion and final Board review of the Reserve Study. Mr. Bush recommended that the entire Board participate by holding a workshop. Mr. Foschi will reach out to Miller Dodson for their availability. Mr. Foschi answered and clarified questions and concerns from the Board on the Management Report.

COMMITTEE REPORTS:

Recreation Committee: Ms. Lisa Harger, Chair of the Recreation Committee, raised the subject matter of the Gym Survey that was completed and provided to the Board for review and discussion. Ms. Harger stated the survey's target was to find out what people wanted from the gym. After further discussion, the matter was voted on as follows:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Wicker, to approve the Gym Survey submitted by the Recreation Committee to remove and/or amend option 8(b) of the survey. The motion passed unanimously (8-0-0).**

Transportation and Land Use Committee: On behalf of Mr. Gronenberg and the TLUC Committee, Mr. Mulrooney directed the Board's attention to a letter of support for the Alexandria Transit Company's FY26/27 reapplication for I-395 Commuter Choice funding to maintain DASH Line 36A/B. Mr. Mulrooney asked and received Board consensus for him to sign the letter of support on behalf of the Parkfairfax Condominium Unit Owner's Association, which has to be submitted by the end of the month (March 2025); President Mulrooney signed the letter.

Landscape Committee: Robin Davis, Liaison of the Landscape Committee, shared that the Committee is redoing the request form for tree removal, which will be much easier to use when a tree needs removal. The Board consensus is to approve the form presented by the Landscape Committee. Mr. Rothenberg shared information regarding the stormwater issues behind Wellington relating to the downspouts not being hard-piped; he stated that a possible fix could be made for approximately \$20-\$30,000, with staff performing the work.

Building & Utilities Committee (BUC): Mr. Rothenberg, Liaison to the BUC Committee, shared that a subcommittee was formed to address the issue of Bikes and E-Bike storage. Mr. Rothenberg stated that there is a lot of interest in the matter and that the subcommittee will gather information to present to the Board to address the challenges with Bikes and E-Bike storage.

MATTERS FOR BOARD DECISION:

Roofing Pilot Project Contractor Selection:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Mulrooney, to select Prime Roofing Exteriors to install Ludovici at Building #953 and Absolute Roofing to do the Brava Installation at Building #849. The motion passed (5-3-0). Mr. Bush, Ms. Lawler, and Mr. Wicker opposed.**

Mr. Foschi will draft a letter for the Board's review regarding notifying the residents of Buildings #845 & #953 of the roofing project. Mr. Mulrooney mentioned significant cost-saving strategies that can be revisited at a future board meeting.

January 2025 Reserve Expenditures:

- (R) **MOVED by Mr. Lisanick, SECONDED by Mr. Buchanan, to approve the January 2025 Reserve Expenditures in the amount of \$406,609.55 with funds to come from GL 9901, Reserve Expenditures. The motion passed unanimously (8-0-0).**

2025 Pool Management Contract:

- (R) **MOVED by Mr. Wicker, SECONDED by Ms. Counihan, to approve a 1-year pool management contract abiding by the schedule highlighted in Yellow with High Sierra Pools at a cost of \$160,900.00 with funds to come from GL 5547.000. The motion passed (7-1-0). Mr. Rothenberg opposed.**

Service Awards:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Lisanick, to nominate Linda Klinger for Volunteer of the Year, and Catherine Kitchell and Robert von Schneider for the Outstanding Service Award. The motion passed unanimously (8-0-0).**
- (R) **MOVED by Mr. Bush, SECONDED by Mr. Mulrooney, to nominate Cindy Engelhart for the Edward Preston Founders Award. The motion passed unanimously (8-0-0).**

Ratification of Vote for Repairs at Buildings 948 and 950:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Buchanan, to ratify the unanimous email vote that repairs, as required, to the exterior and interior portions of units in Buildings 948 and 950 be financed using funds from Owner Equity, reserves, or operational accounts, as appropriate, through contracting with Paul Davis Restoration (\$55,982) and Katchmark (\$11,000) with funding not to exceed \$80,000 for all repairs required to remediate damages caused by a tree and parts of a tree falling on the two aforementioned buildings. The motion passed unanimously (8-0-0).**

Resident Craft Group:

- (R) **MOVED by Ms. Counihan, SECONDED by Mr. Bush, to approve waiving the rental fee for the Parkfairfax Resident Craft Group to use the community room once a month for two hours. The motion passed unanimously (8-0-0)**

Mr. Rothenberg raised the subject matter of replacing 4 roofs instead of 6, as a savings to the Association. The Board discussed the matter and agreed that the matter is appropriate to revisit.

MATTERS FOR BOARD DISCUSSION:

Architectural & Planning Board Patio Specifications and Enforcement of Covenant Violations Update were tabled and will be revisited at the April 23, 2025, Board meeting.

MATTERS FOR BOARD INFORMATION:

April 23, 2025, Agenda Items: Any additions/amendments to the agenda should be received 7 days before the April 23, 2025, Board meeting.

MOTION TO MOVE INTO EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Lisanick, **SECONDED** by Mr. Mulrooney, to recess Open Session at 9:00 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 Ms. Lawler, **SECONDED** by Mr. Lisanick, to extend the meeting by 20 minutes until 9:50 p.m. The motion passed (5-3-0). Mr. Bush, Mr. Buchanan, and Ms. Counihan opposed.

MOTION TO LEAVE EXECUTIVE SESSION:

- (R) **MOVED** by Ms. Counihan, **SECONDED** by Mr. Buchanan, to leave the Executive Session at 9:48 p.m. The motion passed unanimously (8-0-0).

ACTIONS TAKEN AFTER EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Buchanan, **SECONDED** by Mr. Lisanick, to approve the decision made by the Board in Executive Session regarding a Real Estate transaction. The motion passed unanimously (8-0-0).

MOTION TO ADJOURN THE MEETING:

- (R) **MOVED** by Mr. Lisanick, **SECONDED** by Mr. Mulrooney, to adjourn the meeting at 9:48 p.m. The motion passed unanimously (8-0-0).

Meeting Adjourned at 9:48 p.m.