

April 2025 Reserve Expenditures Resolution Worksheet

Date: June 18, 2025

Suggested Motion:

“I move to approve the April 2025 Reserve Expenditures in the amount of \$336,620.13 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the April 2025 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

April 2025 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
95-9990103	Special Project 3	<u>\$7,890.00</u>	10227-091385	E&G Services	Crawlspace Gas Piping Replacement Bld. 206. (4) units: Installed 110 feet of 1' black gas line. Removed leaky gas line from the crawlspace and replaced it with black steel according to industry standards.
		\$7,890.00			
95-9990105	Special Project 5	<u>\$19,186.00</u>	3360-25-1	Envirotech Chem. Inc.	Façade at building 950. Repaired brick damages caused by a fallen tree. Replaced damaged bricks per PKFX specs.
		<u>\$5,445.00</u>	10227-159035	E&G Services	Bldg 518 Sewer Line Replacement in Crawlspace. Removed and installed 80' of 4" PVC in crawlspace.
		\$24,631.00			
95-9900200	Building Interior	<u>\$1,970.00</u>	2505	Brian Mullins	Replaced living room and bedroom air conditioners in 3554 Martha Custis Drive (Association Owned Unit)
		<u>\$1,400.00</u>	322025-1647	JI Electric	Electrical for remodeling - rough-in and finish. Second floor: removed and reinstalled two hallway lights, removed and reinstalled a light in the master closet, one track light, and one ceiling light. Moved and
		<u>\$1,929.00</u>	01.04.01.25	Magniflooring	3554 Martha Custis Drive (Association Owned Unit), Sanding and 3 coats of polyurethane finish on floors.
		<u>\$950.00</u>	01.03.23.25	Magniflooring	3760 Gunston Road, Sanding and 3 coats of polyurethane finish on floors.
		\$6,249.00			
95-9900100	Building Exterior	<u>\$1,251.91</u>	2504-358920	TW Perry	1 2/10x7/0 S210 6-Panel Smooth Star Exterior Door Unit.
		<u>\$8,271.00</u>	2503-321902	TW Perry	24 HTL 87x28x3.5 Custom Triangle Louvers with 3-1/2 wide center rib-open with aluminum screen.
		<u>\$14,143.19</u>	83693960-00	Lansing Building Products	92 AZEK Trim Board 1x12x18; 110 AZEK Crown 4 in AZM49 9/16x3-5/8x16; 118 AZEK Shingle Mould AZM210 11/16x1-5/8x16
		<u>\$26,628.12</u>	23373	Kolas Contracting Inc.	Exterior Carpentry Repairs - Ward 2. Completed exterior carpentry replacement of 33 buildings.
		<u>\$26,139.00</u>	23374	Kolas Contracting Inc.	Exterior Carpentry Repairs - Ward 2. Change Order: Supplying and installing Cortex fastening system.
		<u>\$85,407.95</u>	06116	Service Master	50% Deposit for 3492 & 3494 Martha Custis Drive
		\$161,841.17			
95-9990101	Special Project 1	<u>\$19,425.00</u>	241818-STC-B	ServiceMaster	Asbestos Removal 3492/3494 Martha Custis Drive
		<u>\$3,525.00</u>	4666	NoVA Environmental	Asbestos Visual Inspection in the Crawlspace.
		<u>\$1,910.00</u>	4598	NoVA Environmental	Asbestos Hazard Assessment
		<u>\$5,970.00</u>	10227-825660	E&G Services	Building 825 (10) units. Asbestos Abatement in the Crawlspace.
		\$30,830.00			
95-9901203	HVAC	<u>\$31,102.21</u>	S035350107.001	J&H Aitcheson Alexandria	3 AOSmith BTH-199 100234900 Cyclone 100 Gal Tall 199.9 MBTUS Gas Water Heaters.
		<u>\$2,360.00</u>	141696	Fannon & Sons	3360 Gunston Road - Installed 1 new vent and 1 fresh air duct.
		\$33,462.21			

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95-9990106	Special Project 6	<u>\$5,826.40</u>	10227-909681	E&G Services	Building 909. - Water Main: Emergency Excavating/Water Main Line Replacement. Excavate 4-5 depth x 70. Installed 70' - 1" poly pipe. Installed 1 1/4 Valve. Installed 1 pressure regulator. Hand dig. 12-15 days.
		<u>\$6,666.16</u>	10227-911000	E&G Services	Building 911. - Water Main: Emergency Excavating/Water Main Line Replacement. Excavate 4-5 depth x 80. Installed 80' - 1" poly pipe. Installed 1 1/4 Valve. Installed 1 pressure regulator. Hand dig. 12-15 days.
		\$12,492.56			
95-9900502	Electrical Switchgear	<u>\$197.00</u>	2506	Brian Mullins	Martha Custis Tennis Court Lighting Repair: Replaced two defective timer switches and installed new waterproof cover.
		\$197.00			
995-9901205	Lobby Refurbishment	<u>\$1,886.35</u>	3503-292376	TW Perry	1 -15-LT Clear Low-E Flat White Exterior Door.
		\$1,886.35			
95-9900303	Gates, Fences and Retaining Walls	<u>-\$1,050.00</u>	030623A	Alaska Fence Co	Rcls 06/2023 State Farm Insurance Proceeds to Reimb for Alaska Fence Co Inv 030623A Maint Yard Gate
		-\$1,050.00			
	Total reserve expenses	\$336,620.13			