

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS
MEETING**

**April 23, 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, Jim Wicker, and Lucille Eddy, Directors.

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

CALL TO ORDER:

President Scott Mulrooney called the Board meeting to order at 7:00 p.m., with nine (9) members in attendance and welcomed Parkfairfax new Board member, Ms. Lucille Eddy.

APPROVAL OF THE AGENDA:

- (R) **MOVED by Mr. Counihan, SECONDED by Mr. Rothenberg, to accept the agenda as amended. The motion passed unanimously (9-0-0).**

APPROVAL OF THE MARCH 17, 2025, SPECIAL BUDGET MEETING MINUTES AND THE MARCH 19, 2025, BOARD MEETING MINUTES:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Bush to approve the March 17, 2025, Special Budget meeting minutes as presented. The motion passed unanimously (9-0-0).**
- (R) **MOVED by Mr. Buchanan, SECONDED by Ms. Lawler to approve the March 19, 2025, Board meeting minutes as amended. The motion passed unanimously (9-0-0).**

RESIDENT'S FORUM: There were no resident comments made.

ELECTION OF OFFICERS:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Ms. Eddy, to nominate Mr. Scott Mulrooney as President of the Board for the 2025-2026 term. The motion passed (8-1-0). Mr. Bush opposed.**
- (R) **MOVED by Mr. Mulrooney, SECONDED by Ms. Lawler, to nominate Mr. Rothenberg as Treasurer of the Board for the 2025-2026 term. The motion passed (8-1-0). Mr. Buchanan opposed.**

- (R) **MOVED by Mr. Mulrooney, SECONDED by Mr. Rothenberg, to nominate Robin Davis as Secretary to the Board for the 2025-2026 term. The motion passed unanimously (9-0-0).**
- (R) **MOVED by Ms. Lawler, SECONDED by Ms. Eddy, to nominate Ms. Caitlin Counihan as Vice President of the Board for the 2025-2026 term. The motion passed unanimously (9-0-0).**

GENERAL MANAGER'S REPORT:

Mr. Foschi provided clarification to the Board's questions and concerns. Mr. Foschi will investigate and report to the Board regarding the \$58,000 payment to E&G Services for abatements in February 2025. Mr. Mulrooney stated that 3 Buildings are awaiting permits: Building 317, 950, and 919.

COMMITTEE REPORTS:

Architectural & Planning Board: Mr. Mulrooney, Liaison to the A&PB Committee, shared that the Vent Cap Codes are not being enforced. Alonzo Alexander will give a presentation at the A&PB's May 2025 Committee meeting regarding modifying the washer/dryer specifications, which will then come back to the Board at the May or June 2025 Board meeting for further discussion. The Vent Cap replacement program will be temporarily suspended until this matter can be resolved.

Communications Committee: Ms. Diana Buttram, Co-Chair of the Communications Committee, stated that the Board will receive a document seeking Committee input/feedback regarding the website; she also requested the Board Liaisons' help facilitating that process.

Landscape Committee: Mr. Scott Knudson, Chair of the Landscape Committee, stated that the Tree of Heaven treatment appears to be going well. He also stated that an area of Parkfairfax has a lot of Lesser Celandine that will be treated; an e-blast notification will be sent regarding the matter.

Recreation Committee: Mr. Mulrooney raised the subject matter of the Dog Exercise Area mentioned in the Recreation Committee's report. Mr. Mulrooney further stated that an insurance question needs to be addressed. Mr. Foschi will arrange a meeting with the insurance broker to discuss insurance implications and e-bike coverage.

MATTERS FOR BOARD DECISION:

February 2025 Reserve Expenditures:

- (R) **MOVED by Mr. Lisanick, SECONDED by Ms. Counihan, to approve the February 2025 Reserve Expenditures in the amount of \$170,465.85, with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (9-0-0).**

Appointment of Board Liaisons to Individual Committees:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Lisanick, to approve the following Board Members as Liaisons to the following Committees for the 2025-2026 Term. The motion passed unanimously (9-0-0).**

Activities Committee	-	Caitlin Counihan
Architecture & Planning Board	-	Scott Mulrooney
Building & Utilities Committee	-	Lucille Eddy
Communications Committee	-	Scott Buchanan
Covenants Committee	-	Elaine Lawler
Elections Committee	-	Robin Davis
Finance Committee	-	Mike Rothenberg
Landscape Committee	-	Robin Davis
Recreation Committee	-	Jim Wicker
Transportation & Land Use Committee	-	Jeff Lisanick

Additional Pet Applications – 3712 Lyons Lane:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Lisanick, to approve an additional pet application at 3712 Lyons Lane. The motion passed (8-1-0). Ms. Lawler opposed.**

Additional Pet Applications – 3713 Lyons Lane:

- (R) **MOVED by Ms. Counihan, SECONDED by Mr. Lisanick, to approve an additional pet application at 3713 Lyons Lane. The motion passed unanimously (9-0-0).**

MATTERS FOR BOARD DISCUSSION:

Building 950 Repairs – Fallen Tree Event: Ms. Eberwein (Greg Vogt and Claire Eberwein) referenced an email they sent to the Board requesting assistance in repairing their building. Claire raised questions regarding the payment, acquiring permits, the project delay, etc. The Board discussed the matter and encouraged Mr. Foschi to expedite the truss manufacturing and installation for Building 950. The Board asked Mr. Foschi to follow up with Paul Davis to accelerate the process. Mr. Foschi stated he will diligently follow up.

2025/2026 Budget/Election Proposed Schedule: The Board reviewed and agreed to approve the proposed schedule as amended; there are no conflicting dates.

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Mulrooney, to approve the 2025/2026 Budget/Election Proposed Schedule as amended. The motion passed unanimously (9-0-0).**

A/R #14 Board of Directors Rules and Regulations: The Rules and Procedures for the Board of Directors were discussed and were tabled until the May 21, 2025, Board meeting. Mr. Mulrooney requested all comments and proposals be submitted prior to the Board meeting for inclusion in the May 21, 2025, Board meeting packet.

Architectural & Planning Board Patio Specification Revisions: This matter was tabled due to time constraints and will be revisited at the May 21, 2025, Board meeting.

Enforcement of Covenant's Violations Update: This matter was tabled due to time constraints and will be revisited at the May 21, 2025, Board meeting.

MATTERS FOR BOARD INFORMATION:

May 21, 2025, Agenda Items: The April 2024 Board Meeting minutes, AR 43 Social Media policy, and a discussion regarding competitive bidding will be added to the May 21, 2025, Board meeting agenda. Any additions to the agenda should be submitted before the May 21, 2025, Board meeting.

February 2025 Financials: Mr. Bush shared financial concerns that must be addressed.

MOVE INTO EXECUTIVE SESSION:

- (R) **MOVED by Mr. Bush, SECONDED by Mr. Lisanick to recess Open Session at 9:20 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 15 minutes. The motion passed (7-2-0). Mr. Bush and Mr. Buchanan opposed.**

MOTION TO ADJOURN THE MEETING:

- R) **WITHOUT OBJECTION, Mr. Mulrooney adjourned the meeting at 9:45 p.m. The motion passed unanimously (9-0-0).**

Meeting Adjourned at 9:45 p.m.