

**PARKFAIRFAX CONDOMINIUMS  
BOARD OF DIRECTORS' MEETING**

**May 21, 2025  
3360 Gunston Road  
Alexandria, VA 22302**

**ATTENDANCE:**

Directors Present: Scott Mulrooney, President; Caitlin Counihan, Vice President; Mike Rothenberg, Treasurer; Dave Bush, Scott Buchanan, 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 everyone to the meeting.

**APPROVAL OF THE AGENDA:**

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

**POLICE REPORT:** Mr. Mulrooney provided the following Police Report in Officer Santo's absence: April 27, 29 & 30, 2025 – destruction of property (Martha Custis Drive); April 28, 2025 – a mental health issue was reported; May 4, 2025 - destruction of property; May 5, 2025 – grand larceny; May 8, 2025 – identity fraud reported. Reminder from Officer Santos: Be mindful of package deliveries and lock your cars.

**APPROVAL OF THE APRIL 24, 2024, BOARD MEETING MINUTES; APRIL 24, 2024, AMENDED BOARD MEETING MINUTES & THE APRIL 23, 2025, BOARD MEETING MINUTES:**

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Mulrooney to approve the April 24, 2024, Amended Board meeting minutes. The motion failed (1-8-0). Mr. Mulrooney, Mr. Rothenberg, Ms. Counihan, Mr. Bush, Mr. Lisanick, Mr. Wicker, Ms. Lawler, and Ms. Eddy opposed.**
- (R) MOVED by Mr. Bush, SECONDED by Mr. Lisanick to approve the Original April 24, 2024, Board meeting minutes as presented. The motion passed (8-1-0). Mr. Buchanan opposed.**
- (R) WITHOUT OBJECTION Approval of the April 23, 2025, Board meeting minutes were moved to Executive Session.**

**RESIDENT'S FORUM:**

Homeowner Debra Derickson shared details regarding an after-hours emergency in her unit and her unsatisfactory experience with the Parkfairfax emergency operator and on-call maintenance team.

Homeowner Jeff Lisanick shared information that the Parkfairfax Board and parents in the community should be aware of proposed changes to school zoning(s) that may affect Charles Barrett Elementary School. Mr. Lisanick has access to a link for those interested in providing input on the matter to the school board.

Mr. Dave Bush announced that the Fairlington Village Community experienced a significant fire at their office building, and they will be transferring operations to their community center for the next several months.

### **PRESIDENT'S REPORT:**

Mr. Mulrooney provided good news, stating that the roofing project for Building #849 will begin on Tuesday, May 27, 2025, and the following Monday, installation of the new tiles will take place. The parking lots in front of Buildings #849 & 850 will be closed during the project and will be used for roofing materials and machinery. For safety reasons, the rear portions of the building will be closed during the construction.

Parkfairfax Board of Directors Work Session will be held on June 7, 2025, from 9:00 am – 1:00 pm., in the Parkfairfax Board room.

Mr. Mulrooney provided an update regarding the cupolas that were wind damaged at Buildings #824 & #953 and the next steps for their repair. Mr. Mulrooney provided additional information regarding preventative measures to find out the conditions of the other 23 cupolas. Mr. Mulrooney stated this could be a consideration for the next fiscal year.

Mr. Mulrooney shared that on the June 18, 2025, Board meeting agenda, expect to see an agenda item swapping out the preferred vendor for roof maintenance.

### **TREASURER'S REPORT:**

Mr. Mike Rothenberg, Treasurer of the Board, stated that he is getting acclimated to his new position. He said we will invest some \$2.5 million that are in reserves at Wells Fargo earning very little to a Money Market currently earning 4.1%. He said we also have 8 CDs and mentioned determining how much of the Money Market funds might be switched to CDs, which are also currently earning over 4% that could be locked in for longer periods of time than a Money Market.,

### **GENERAL MANAGER'S REPORT:**

Employment Retirement Recognition: Mr. Foschi responded to the request from the Board for additional information regarding Employee Retirement Recognition. Mr. Foschi's recommendation is to not implement a policy but to address recognition on a case-by-case basis with consideration to performance, tenure, merits, and positive contributions. Mr. Foschi stated that unless the Board adopts a policy, Management will continue with the current practices. This matter will be discussed further in Executive Session.

Building #828: Mr. Foschi stated that thorough inspections are being done to include more invasive work in Building #828 to check foundation conditions.

Attic Inspections: Mr. Foschi provided an update as to the next steps in completing the remaining attic inspections. Ms. Mulrooney requested the full data report be provided to the Board of the attic leaks; Mr. Foschi will provide the information to the Board.

Electrical Charging Station Repair: Mr. Foschi provided an update stating that the issue involved an electrical failure. Mr. Rothenberg shared that the City of Alexandria has started a program for MDUs to install EV

Charging stations, which provides \$10,000 to \$15,000, plus technical assistance, support, and design help. It appears that \$10,000 may be possible for Parkfairfax.

### **COMMITTEE REPORTS:**

Communications Committee: Mr. Lisanick brought forth the subject matter of the Communications Committee, expressing that it would be helpful when the Board votes on an idea that it is summarized and provided to the Communications Committee to be shared with the community. Mr. Rothenberg added good news: there were 518 responses to the Capitol Improvement Survey. Mr. Rothenberg thanked the Communications Committee, Robin Davis, Dana Cross, and Diana Buttram for their work on the survey.

Recreation Committee: Mr. Lisanick raised the subject matter of a request made by the Recreation Committee to redirect the use of the monies allocated for other events, such as the summer concert series, movie night, and SNLs, to extend the Martha Custis Pool hours for one or two weekends after Labor Day. Mr. Foschi will consult with High Sierra Pools to see how much time they need to accommodate the request. This matter will be revisited at the June 18, 2025, Board meeting.

### **MATTERS FOR BOARD DECISION:**

#### March 2025 Reserve Expenditures:

- (R) **MOVED by Mr. Lisanick, SECONDED by Ms. Eddy, to approve the March 2025 Reserve Expenditures in the amount of \$213,687.04, with funds to come from GL 9901.015, Reserve Expenditures. The motion passed unanimously (9-0-0).**

#### AR #14 Board of Directors Rules & Regulations:

- (R) **MOVED by Mr. Lisanick, SECONDED by Mr. Buchanan, to approve to Adopt Administration Resolution #14, Board of Directors Rules and Regulations for FY2026 as amended. The motion passed unanimously (9-0-0).**

#### AR #43 Acknowledgement & Agreement to Limited Use of Social Media:

- (R) **There was no motion made on this matter in the affirmative to adopt AR#43, Acknowledgement & Agreement to Limited Use of Social Media, the time frame for this matter/motion has passed. The matter/motion died.**

#### Extension of the WaterWise Program:

- (R) **MOVED by Mr. Buchanan, SECONDED by Ms. Lawler, to approve the extension of the WaterWise Program until January 31, 2026. The motion passed unanimously (9-0-0).**

#### Unit #1405:

- (R) **The Board discussed the matter and concluded to continue with the standing directive giving the General Manager authority to negotiate the sale of Unit #1405 Martha Custis Drive.**

**MATTERS FOR BOARD DISCUSSION:**

*Mr. Mulrooney stated that the Parkfairfax Civility Policy should be applied to Facebook and asked that Mr. Lissanick extend that policy to Facebook.*

Ms. Counihan gave a detailed presentation on “Dog Exercise Areas” (DEAs), an alternative to traditional dog parks, following repeated community interest. DEAs are unfenced, multi-use green spaces where dogs can be off-leash, modeled after similar areas in neighborhoods and parks throughout the City of Alexandria. They are designed to blend into the environment and avoid the noise, odor, and appearance of typical dog parks. Ms. Counihan consulted with the City’s Department of Parks and Recreation, Animal Control (contracted through the Animal Welfare League of Alexandria), Parkfairfax legal counsel, and the association's insurance provider. Her presentation covered costs, materials, maintenance, property value impacts, liability, and an agreement for the City to patrol and enforce DEA rules and regulations. Site options will be reconsidered, and a fenced option is also being explored by the Recreation Committee. The matter will be revisited.

**MOTION TO EXTEND THE MEETING:**

- (R) MOVED by Mr. Lisanick, SECONDED by Mr. Rothenberg, to extend the meeting at 9:26 p.m. for 30 minutes. The motion passed (6-3-0). Mr. Bush, Mr. Buchanan, and Mr. Wicker opposed.**

Job Description for Landscape Manager: The Board discussed, reviewed, and made suggested amendments to the job description. Mr. Mulrooney complimented the Landscape Committee for their work in developing the job description. This matter will be revisited.

Board Reserve Study Working Group: The Board discussed the matter and by consensus agreed to move forward with conducting an educational session (prior to forming the working group) that will be provided by the General Manager to explain the Reserve study and what it is supposed to accomplish, before the June 18, 2025, Board Meeting. This matter will be revisited.

**MATTERS FOR BOARD INFORMATION:**

June 18, 2025, Agenda Items: Any additions to the agenda should be submitted before the June 18, 2025, Board meeting.

**MOVE INTO EXECUTIVE SESSION:**

- (R) MOVED by Mr. Buchanan, SECONDED by Mr. Lisanick to recess Open Session at 9:44 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 ADJOURN THE MEETING:**

- R) The meeting adjourned at 10:05 p.m., due to lapse of time.**

**Meeting Adjourned at 10:05 p.m.**