

**PARKFAIRFAX CONDOMINIUMS
BOARD OF DIRECTORS' SPECIAL BUDGET MEETING**

**March 17, 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.

John Halfhill, Barkan Management.

Jim Pates, Preferred Insurance

CALL TO ORDER:

President Scott Mulrooney called the Board meeting to order at 7:02 p.m., with eight (8) members of the Board in attendance; he thanked everyone for attending the special meeting.

APPROVAL OF THE AGENDA:

(R) MOVED by Mr. Bush, SECONDED by Mr. Rothenberg, to accept the agenda as presented. The motion passed unanimously (8-0-0).

Parkfairfax Insurance Agent:

Mr. Jim Pates, with Preferred Insurance, provided an overview of the current insurance market, including associations and some of the issues they currently face within the market. Mr. Pates offered detailed information regarding deductibles, deductible amounts, claims, unit owner responsibility, etc., in the current market and answered the Board's questions and concerns. Mr. Pates shared that Greater New York is the option, and no other option exists. He further shared that the hope is that the market gets better over time, but at this point, it really is Greater New York, and replacing the electrical panels was a very positive move for the Association. Mr. Pates stated that increasing the deductible and consulting with legal counsel to provide the pros and cons makes sense. Mr. Pates noted that he is available anytime to answer questions and thanked the Board for having him.

RESIDENT'S FORUM:

Ms. Lisa Harger asked if the pool budget could be enlarged to answer some of the requests made in the pool survey. She also mentioned amendments to the pool schedule, days open, and/or times.

Ms. Paula Martori recommended that some educational information be provided to the community based on the information provided by the insurance agent.

President Mulrooney read a brief statement provided by Counsel regarding the Board's Fiduciary Responsibility, a broad term referring to a director's duty of care and the duty of loyalty, and it invokes the highest standard of care under the law. etc.

MATTERS FOR BOARD DECISION:

Mr. Bush opened the meeting by stating that at the last Board meeting, the Board set a level of \$3.9 million for reserves; after further review, certain sections of the reserves were adjusted, and Management made other adjustments that we are now at \$3,733,818. Mr. Bush continued that other adjustments may be made tonight that may bring down further.

63-57200000 – Property & Liability Insurance:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Bush, to change the property Deductible for the property's General Liability policy with Greater New York to \$100,000. The motion passed unanimously (8-0-0).**

Salary for Landscape Director:

- (R) **MOVED by Mr. Rothenberg, SECONDED by Mr. Lisanick, that the Salary for the Landscape Director would be \$120,000 to include benefits and salary (adding an additional \$20,000 to the operating budget). The motion failed (3-5-0). Mr. Mulrooney, Mr. Buchanan, Ms. Counihan, Ms. Lawler, and Mr. Wicker opposed.**

55-5537101 – Tree Pruning Removal & 55-5537045 – Tree Maintenance :

- (R) **MOVED by Mr. Mulrooney, SECONDED by Mr. Rothenberg, to add \$50,000 to the line-item for Tree Pruning Removal and \$10,000 to the line-item for tree Maintenance, adding \$60,000 to the total Budget. The motion passed (7-1-0). Mr. Buchanan opposed.**

001.012.0005 – Gas Line Replacement Program & 69-9901025 - Reserve Contributions:

- (R) **MOVED by Mr. Lisanick, SECONDED by Mr. Rothenberg, to add \$150,000 to the Reserve line-item for repair and replacement of Gas Lines that would equal 19 buildings in the next fiscal year, which also adds \$150,000 to Line Item 69-9901025 in the Operating Budgets Reserve Contributions. The motion passed (5-2-1). Mr. Bush and Ms. Counihan opposed. Mr. Mulrooney abstained.**

53-5547000 - Swim Pool Maintenance/Contract:

- (R) **MOVED by Mr. Buchanan, SECONDED by Mr. Mulrooney, to add \$7,500 to line-item Swim Pool Maintenance/Contract to add extended hours, bringing the line-item total to \$173,400. The motion passed (5-3-0). Ms. Lawler, Mr. Rothenberg, and Mr. Lisanick opposed.**

57-5309020 – Management Salaries:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Mr. Buchanan, to reduce the current Management Salaries line-item by \$17,000. The motion passed unanimously (8-0-0).

MOTION TO EXTEND THE MEETING:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Mr. Rothenberg, to extend the meeting 15 minutes. The motion passed (7-1-0). Mr. Buchanan opposed.

53-5525000 - Garbage and Trash Removal:

- (R) **MOVED** by Mr. Rothenberg **SECONDED** by Ms. Lawler, to reduce the line-item by 20%, equaling a total savings of \$23,740. The motion passed unanimously (8-0-0).

55-5541230 – Maintenance Supplies:

- (R) **MOVED** by Mr. Rothenberg, **SECONDED** by Mr. Bush, to reduce the line-item by \$3,000, bringing the total line-item down to \$40,000. The motion passed (7-1-0). Mr. Mulrooney opposed.

55-5541000 - Repairs General:

- (R) **MOVED** by Mr. Rothenberg, **SECONDED** by Mr. Bush, to reduce the line-item by 5% totaling to \$4,800, bringing the total line-item down to \$91,800. The motion passed (7-1-0). Mr. Mulrooney opposed.

60-5301000 - Recreation/Resident Activities:

- (R) **MOVED** by Mr. Rothenberg, **SECONDED** by Ms. Counihan, to reduce the line-item by \$2,710. The motion failed (2-6-0). Mr. Mulrooney, Mr. Buchanan, Mr. Bush, Ms. Counihan, Ms. Lawler, and Mr. Wicker opposed.

001.001 - Roof Replacement & 69-9901025 - Reserve Contributions:

- (R) **MOVED** by Mr. Mulrooney, **SECONDED** by Ms. Counihan, to increase the line-item by \$60,200 to \$676,200, which would allow for six (6) roof replacements. The motion failed (4-4-0). Mr. Bush, Mr. Lisanick, Ms. Lawler, and Mr. Rothenberg opposed.

MOTION TO EXTEND THE MEETING:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Counihan, to extend the meeting by 10 minutes. The motion passed (7-1-0). Mr. Buchanan opposed.

ADOPTION OF THE BUDGET:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Mr. Wicker, to adopt FY-2026 Budget as follows: Reserve Contributions \$3,883,818; Operating Budget \$8,052,119.17; totaling \$11,935,937.17. The motion passed (5-3-0). Mr. Mulrooney, Mr. Buchanan, and Ms. Lawler opposed.

(R) MOVED by Mr. Rothenberg, SECONDED by Mr. Buchanan, to raise the condo fees by 4.37%. The motion passed (7-1-0). Ms. Lawler opposed.

Mr. Buchanan stated that it is important that we as a Board show the owners that at the end of our deliberative process, that we all come together and support the decisions of the Board in total.

MOTION TO ADJOURN:

(R) WITHOUT OBJECTION by Mr. Mulrooney, ADJOURNED the meeting at 9:30 p.m. The motion passed unanimously (8-0-0).

Meeting Adjourned at 9:30 p.m.