

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, June 17, 2021
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

Zak McNamara, President
Linda DeBerry, Vice President
Kathy Hill, Secretary
John Beyrent, Treasurer
Eric Retzloff, Director

DIRECTORS ABSENT

None.

MANAGEMENT PRESENT

Carol Bhatti, General Manager
Tracy Plazyk, Community Manager
Sacha White, Assistant Manager

MANAGEMENT ABSENT

None.

I. EXECUTIVE SESSION

Zak McNamara, Board President, called the meeting to order at 6:15 pm.

Carol Bhatti, L&N, discussed the status of residential delinquent accounts.

Zak McNamara adjourned Executive Session at 6:50 pm.

II. CALL TO ORDER

Zak McNamara called the meeting to order at 7:03 pm.

III. APPROVAL OF MINUTES

Linda DeBerry, Vice President, motioned to approve the May 20, 2021, BOD meeting minutes.
Kathy Hill, Secretary second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

J Chin, inquired about umbrellas for the pool deck.

Jen Howard inquired about window cleaning.

Lily Matini, inquired about the search for lifeguards.

Ami Campbell, inquired about extending the Wi-Fi out to the pool area.

V. COMMITTEE REPORTS

Stephanie Flowers, Chair of the Social Committee, was not present. No updates to present to the Board.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was not present. No updates to present to the Board.

John Beyrent spoke on behalf of the Finance Committee. John Beyrent stated there was a deficit of about \$3,900 for the month of May and a surplus of a little over \$71,000 for the year.

Brittini Abell, the Rules & Covenant Committee Chair, was present. No new updates to present to the Board.

VI. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with updates on the Management Operational Calendar for 2021.

Carol Bhatti stated all the amenities have been reopened and the pool is the only amenity on modified hours due to staffing issues this year.

Carol Bhatti mentioned that there is a new lead concierge, Marsha McBride and new engineer, James Deschamps.

Carol Bhatti mentioned that Management would like to remind residents that they are permitted 10 nights of parking passes each month.

Carol Bhatti stated that Air Plus has started the updated LED lighting project in the garage.

Lastly, Mrs. Bhatti reported the windows will be cleaned the week of June 21st and residents would be responsible for removing their own screens.

VII. NEW BUSINESS

No new business.

VIII. UNFINISHED BUSINESS

No unfinished business.

IX. ADJOURNMENT

The next meeting is scheduled for July 15, 2021.

A motion was made to adjourn General Session at 7:27 p.m. The motion was seconded and passed.