

**MIDTOWN ALEXANDRIA STATION CONDOMINIUM**  
**BOARD OF DIRECTORS MEETING**  
**2451 Midtown Avenue**  
**Alexandria, VA**  
**August 17, 2019 7:00 PM**

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**BOARD MEMBERS PRESENT:**

Reuben Halsey, President  
Zak McNamara, Vice President  
John Beyrent, Treasurer  
Milia George, Director  
Kathleen Hill, Director

**OTHERS IN ATTENDANCE:**

Julia Smith, Portfolio Manager, Legum and Norman  
Carol Bhatti, Building Manager, Legum and Norman  
Sasha White, Assistant Building Manager, Legum and Norman  
Tina Picciano, Independent Recording Secretary  
Residents

- I. EXECUTIVE SESSION:** President Halsey called the executive session to order at 6:15 PM, noting the presence of a quorum.

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to adjourn out of Executive Session at 7:15 PM. President Halsey MOVED, and the motion was SECONDED. All were in favor and the motion PASSED unanimously.***

- II. CALL TO ORDER:** President Halsey called the meeting to order at 7:15 PM, noting the presence of a quorum.

**III. APPROVAL OF MINUTES:**

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve the July 16, 2019 meeting minutes as amended. Director Hill MOVED, and the motion was SECONDED by Director George. All were in favor and the motion PASSED unanimously.***

- IV. RESIDENT FORUM:** Residents attend Board meetings to voice questions and concerns. The following topics were discussed: pool pipes, incident on pool deck, communication, plumbing issues and drainage issues.

**V. COMMITTEE REPORTS:**

- **Rules and Covenants:** The committee will be meeting 8/27/19.
- **Budget and Finance:** Treasurer Beyrent stated that the Association is in good standing. There is a current surplus of roughly \$53K YTD.

- **Social:** Happy hours is scheduled for 8/22/19.
- **Facilities and Grounds:** The committee is completed a reserve study walk in June. They also discussed bike storage and possible new amenities. The next meeting will be 9/9/19.

**VI. MANAGEMENT REPORT:**

- **Operational Calendar**
- **Maintenance List:** Building Manager Bhatti spoke about conducting a bike audit, personal safety, and roof anchor inspections.

**VII. NEW BUSINESS:**

- **STH Booster Pump Proposal**

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve the proposal from STH for Booster Pump preventative maintenance. Director George MOVED, and the motion was SECONDED by Director Hill. All were in favor and the motion PASSED unanimously.***

- **TrashMasters Proposal**

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve TrashMasters proposal for preventive maintenance. Director George MOVED, and the motion was SECONDED by Director Hill. All were in favor and the motion PASSED unanimously.***

- **HRI Proposal and Investigation**

***(T) TABLED: The discussion was tabled for a later meeting.***

**VIII. OLD BUSINESS: None at this time.**

**IX. ADJORNMENT: President Halsey adjourned the meeting at 8:15 pm.**

Respectfully Submitted By,  
Tina Picciano