

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, April 20, 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

MANAGEMENT ABSENT

Tracy Plazyk, Portfolio Manager

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 6:30 pm.

II. CALL TO ORDER

Zak McNamara called the meeting to order at 7:01 pm.

III. APPROVAL OF MINUTES

Kathy Hill, Secretary motioned to approve the February 16, 2021 BOD meeting minutes. Linda DeBerry, Vice President, second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

No comments or concerns from the Residents.

V. COMMITTEE REPORTS

New Committee Member Approval

The Board of Directors approved for Arlene Heredia to join the Facilities and Grounds Committee. Zak McNamara motioned to approve. Linda DeBerry second. All approved.

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

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was present. Jeremy Scroggins stated the Committee has been working diligently on gathering security proposals-solutions to the garage issues and they are waiting on proposals from all vendors to be able to present them to the Board. Lastly, Jeremy Scroggins mentioned the lighting proposals for the garage that will be presented during New Business.

John Beyrent spoke on behalf of the Finance Committee. John Beyrent stated there was a surplus of about \$1,700 for the month of March and for the three months up to March 31st there is a surplus of almost \$47,000 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 Midtown's new Board Meeting date will be the third Thursday of each month starting in May. The next Board Meeting will be May 20th.

Carol Bhatti mentioned the Air Plus Garage Lighting proposal which will be discussed further in New Business. Carol Bhatti stated the lifespan of the old fixtures is 8,000 hours compared to the possibly converted LED fixture is 100,000 hours which will save a lot of money in the long run.

Carol Bhatti reported that Level Green turned the irrigation on for the season.

Carol Bhatti mentioned that L&N has a new Portfolio Manager for MASC. Carol Bhatti stated her name is Tracy Plazyk.

Carol Bhatti stated that Level Green removed five trees around the pool area that were deceased and dead with no plan to replant currently.

Carol Bhatti reported that Management had FedLock install wave sensors at the main entrance of the building and the old, handicapped buttons were removed.

Lastly, Carol Bhatti stated that the garage door is currently down.

VII. NEW BUSINESS

A. Ploutis Painting Proposal for Cyber Café, Party Room and Floors 2-16

The Board of Directors approved the Ploutis Painting Proposal for the remaining 2-16 floors, Cyber Café, and Party Room at a total cost of \$222,480.00. Linda DeBerry motioned to approve. Kathy Hill second. All approved.

B. Sterling Stormwater Inspection Renewal

The Board of Directors approved the Sterling Stormwater Maintenance Inspection Renewal Proposal at a total cost of \$450.00. Linda DeBerry motioned to approve. Kathy Hill second. All approved.

C. AirPlus Garage Lighting Proposals

The Board of Directors approved the AirPlus LED Garage Lighting Proposal at a total cost of \$55,600.00. This includes 281 40-watt LED canopy lights for a garage LED conversion. Linda DeBerry motioned to approve. Eric Retzloff second. John Beyrent voted nay due to concerns about spending and other concerns. Motion passed.

The Board of Directors decided to defer the discussion regarding the AirPlus Flood Lights Proposal until further information is provided.

D. PC Net Proposal for Network Monthly Monitoring Service

The Board of Directors approved the PC Net Support Proposal for monthly maintenance for 5 desktops and 1 server with a monthly contract price of \$239.00 and one time set up fee of \$349.99. Zak McNamara motioned to approve. Kathy Hill second. All approved.

E. Crystal Window Cleaning Proposal Renewal

The Board of Directors approved the Crystal Window Cleaning Proposal for \$5,500.00 for the window cleaning plus \$260.00 for cleaning the glass on the patio/balconies for a total cost of \$5,760.00. Zak McNamara motioned to approve. Linda DeBerry second. Eric Retzloff voted nay. Motion passed.

F. ProBel Roof Anchor Inspection Renewal

The Board of Directors approved the PROBEL Roof Anchor Renewal Inspection for \$850.00 per year for a 3-year contract. Zak McNamara motioned to approve. Kathy Hill second. All approved.

VIII. UNFINISHED BUSINESS

A. Amenities

The Board of Directors approved to restore access to the Guest Suite with limited hours for access based on cleanings for check-in and checkout beginning on May 1 and subject for reconsideration by the Board if not able to stay in compliant with Executive Order 72 or if Executive Order 72 is amended or changed to become more restrictive by the Governor. Zak McNamara motioned to approve. Linda DeBerry second. All approved.

The Board of Directors approved to restore access to the Grill Deck with limited access through the Party Room beginning on May 1 and subject for reconsideration by the Board if not able to stay in compliant with Executive Order 72 or if Executive Order 72 is amended or changed to become more restrictive by the Governor. Zak McNamara motioned to approve. Linda DeBerry second. All approved.

The Board of Directors approved to restore access to the Gym beginning on May 1 and subject for reconsideration by the Board if not able to stay in compliant with

Executive Order 72 or if Executive Order 72 is amended or changed to become more restrictive by the Governor. Zak McNamara motioned to approve. Linda DeBerry second. All approved.

The Board of Directors approved to restore access to the Pool beginning on May 29 and subject for reconsideration by the Board. Also, the Board of Directors authorized Management to spend up to but not in excess of \$50,000 to secure additional services needed to stay in compliant with Executive Order 72 or if Executive Order 72 is amended or changed to become more restrictive by the Governor. Zak McNamara motioned to approve. Kathy Hill second. All approved.

VIII. ADJOURNMENT

The next meeting is scheduled for May 20, 2021.

A motion was made to adjourn General Session at 8:30 p.m. The motion was seconded and passed.