

**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Midtown Alexandria Station**  
**Tuesday, April 21, 2020**  
**7:00 PM**  
**Phone Conference**

**BOARD MEMBERS PRESENT**

Reuben Halsey, President  
Zak McNamara, Vice President  
John Beyrent, Treasurer  
Kathy Hill, Secretary

**DIRECTORS ABSENT**

None.

**MANAGEMENT PRESENT**

Carol Bhatti, General Manager  
Sacha White, Assistant Manager  
Julia Smith, Portfolio Manager

**MANAGEMENT ABSENT**

None.

**I. EXECUTIVE SESSION**

Reuben Halsey, President, called the meeting to order at 6:18 p.m. Zak McNamara second the motion. All Approved.

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

Representatives from Sandy Spring Bank called in to talk about investments.

Reuben Halsey adjourned Executive Session at 6:58pm.

**II. CALL TO ORDER**

Reuben Halsey called the meeting to order at 7:00pm. Representatives from Sandy Spring Bank were introduced to community and spoke about investments if they would take the portfolio over.

**III. APPROVAL OF MINUTES**

Kathy Hill, Secretary, motioned to approve the February 18, 2020 minutes. Reuben Halsey second. All Approved.

**IV. RESIDENT FORUM**

Resident Kathleen Bergin ask to speak to the Board of Directors regarding her parking space issue. The second parking space was not on her actual deed. Due to this issue she was unable to sell her unit.

Reuben Halsey, Board President, responded to Kathleen Bergin. He told her that although it was unfortunate the situation that she is in. Due to the fact that she

threatened legal proceedings against the Midtown Board of Directors, he was not permitted to discuss the matter further.

Resident Gina Gray asked the Board of Directors if this is this an issue with the record keeping. If they lost all the institutional knowledge/records and wanted ensure we had a system of record that was maintained by the Association.

Reuben Halsey responded to Gina Gray saying that this has nothing to do with the associations record keeping but more to do with when the unit was originally sold and that he could not discuss the matter further.

Resident Gina Gray asked the Board of Directors, how did Sandy Spring bank come onto our radar? And Who recommended them to us?

Zak McNamara ,Vice President, responded to Ms. Gray that they heard about Sandy Springs Banks through Reuben Halsey. Mr Halsey works for Sandy Spring and was able to help negotiating rates.

Resident Selmer Santos asked L&N Management about the safety and security protocol policy at Midtown. He mentioned the recent bikes and a motorcycle theft.

Ms. Bhatti, L&N, said Management along with the Facilities & Grounds Committee, were working on pricing from different security companies and adding more camera's in the garage.

Resident Lily Matini asked the Board of Director about why all the amenities are not being fully shut down. She has concerns regarding the overcrowding of the cybercafé and the party room.

Reuben Halsey explained as long as Social Distancing was being met they would keep those areas open.

## **V. COMMITTEE REPORTS**

Reuben Halsey spoke on behalf of the Social Committee. They currently have no updates due to COVID-19.

Zak McNamara spoke on behalf of the grounds committee. They are going to try have an online meeting this month. They currently have no other updates.

The Rules Chair was not present to give an update but had told Management no updates at this time.

John Beyrent spoke on behalf of the finance Committee. John explained a more about Sandy Spring Bank to the community.

## **VI. MANAGEMENT REPORT**

Carol Bhatti, General Manager, spoke regarding postponing the Annual Meeting that was to be held in March. It has been postponed due to COVID-19.

Carpet cleaning is scheduled for the week of May 11th. Eagle Mat is adding a sanitizer product at no charge.

Management office will be closed on May 25, 2020 for Memorial Day.

Management received an email from Lennar stating Huntington Crossing work is postponed until COVID-19 is over.

Office hours have been changed to ensure Social Distancing. New in-building hours are 10am – 2pm, weekdays.

The dry valve sprinkler test is scheduled for May 14<sup>th</sup> at 9:00am with the Fire Inspector. Johnson Control will be on-site.

Regarding the pool opening, as long as the Governors Executive Order is in place the pool will remain closed.

## **VII. NEW BUSINESS**

The Board approved the proposal for Crystal Window Cleaning to clean the windows at Midtown Alexandria for \$5,400 plus \$250 for the facades. Kathy Hill motioned to approve. Zak McNamara second. All approved.

The Board approved the proposal to replace the HVAC in the fitness center with a new 5 ton Carrier 14SEER Heat Pump. Reuben Halsey motioned to approve. Kathy Hill second. All approved.

## **VIII. UNFINISHED BUSINESS**

No unfinished business to report.

## **VIII. ADJOURNMENT**

The next meeting is scheduled May 19, 2020.

A motion was made to adjourn at 8:13 p.m. The motion was seconded and passed.