

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, February 17, 2022
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

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

DIRECTORS ABSENT

MANAGEMENT PRESENT

Tracy Plazyk, Community Manager
Carol Bhatti, General Manager
Elizabeth Carlisle, Assistant Manager

MANAGEMENT ABSENT

I. CALL TO ORDER

Zak McNamara called the meeting to order at 7:02 pm.

II. APPROVAL OF MINUTES

Zak McNamara, President, motioned to approve the January 20, 2021, BOD meeting minutes. Linda DeBerry, Vice President seconded. All Approved.

III. RESIDENT FORUM

Zak McNamara opened resident forum.

John Sannar brought up that the carpets are dirty by the garage entrances. He proposed that the garage be power washed.

Jennifer Howard had a question about the refunding of HOA fees. She also asked about a safety notice that went out on Townsq. Carol Bhatti stated she was asked by the F&G Committee to post it for residents so they understood who to call.

Gina Gray voiced that she was concerned about transparency with L&N suggested vendors.

Arnold Pachtman proposes residents should ask other residents for contractor referrals.

IV. COMMITTEE REPORTS

Social Committee

Lilly Matini was present, Lily shared the social committee is working to get event planning in motion for the upcoming pool season. Lily asked for the budget from prior years.

Zak McNamara motion to approve Lily Matini as new Chair of the Social Committee. After a unanimous vote, Lily Matini was named the new chair of the Social Committee.

Zak McNamara motion to approve Blake Terrell as a member of the Social Committee, Linda DeBerry seconded. All approve.

Zak McNamara motion to approve Amanda Sanger as a new member the Social Committee, Linda DeBerry seconded. All approve.

Facilities & Grounds Committee

Marc Dixon, Chair of the Facilities & Grounds Committee, was present. Marc Dixon stated that the Facility and Grounds Committee is working with Management on getting new carpet in common areas. The Midtown sign needs new lettering and lighting. They are continuing work for the garage.

Budget & Finance Committee

John Beyrent, the Budget & Finance Board Liaison, was present. John Beyrent stated the Budget and Finance Committee tried to hold a meeting, did not have a forum.

Rules & Covenant Committee

Jennifer Howard, the Rules & Covenant Committee Member, was present. Jennifer Howard stated the Rules and Covenant Committee went discussed policy and procedures about Architectural Change procedure. The next meeting is March 8, 2022.

V. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with updates on the Management Operational Calendar for 2022.

Carol Bhatti mentioned that the Annual Meeting is scheduled for March 17, 2022. It will be virtual again this year.

Carol Bhatti reported the Aeon unit on the roof that was in question last month has been fixed.

Carol Bhatti stated Management is going to conduct a bike audit in April.

Carol Bhatti stated USI received an update from Fairfax County about our flood policy, changing from an A99 to an X.

Carol Bhatti stated Ploutis is finished painting the common hallways and the remaining unit doorways.

Carol Bhatti reported that the Preventative Maintenance Resolution will be reviewed for approval.

VI. NEW BUSINESS

N/A

VII. UNFINISHED BUSINESS

Preventative Maintenance Resolution 2022-01

The Board of Directors is to vote on the Preventative Maintenance Resolution 2022-01. Zak McNamara motioned to consider and vote upon policy resolution considering grammatical errors will be corrected 2022-01 Midtown Alexandria Unit Owners Association Resolution Regarding Owner Requirements for Preventative Maintenance Task. Linda DeBerry Seconded. All approve.

VIII. EXECUTIVE SESSION

Zak McNamara, motioned to enter into Executive Session at 8:24 pm. Kathy Hill, seconded. All Approved.

Carol Bhatti, L&N, discussed the status of residential delinquent accounts. No change.

Zak McNamara, motioned to adjourn Executive Session at 8:40 pm. Linda DeBerry, seconded. All Approved.

IX. ACTIONS TAKEN AFTER EXECUTIVE SESSION

N/A

X. ADJOURNMENT

The next meeting is the Annual Meeting scheduled for March 17, 2022.

A motion was made to adjourn General Session at 8:43 pm. The motion was seconded and passed.