

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**Midtown Alexandria Station Condominiums**

**Thursday, July 21, 2022**

**7:00 PM**

**Virtual Zoom Meeting**

**BOARD MEMBERS PRESENT**

Linda DeBerry, President  
Kathleen Hill, Vice President  
John Beyrent, Treasurer  
Arlene Heredia Ocasio, Secretary  
Kristi Omundson, Director of Large

**BOARD MEMBERS ABSENT**

**MANAGEMENT PRESENT**

Carol Bhatti, General Manager

**MANAGEMENT ABSENT**

Elizabeth Carlisle, Assistant Manager  
Tracy Plazyk, Portfolio Manager

**I. EXECUTIVE SESSION**

Linda DeBerry motioned to enter into Executive Session at 6:30 pm. Kathy Hill, seconded. All Approved.  
Carol Bhatti, L&N, discussed the status of residential delinquent accounts.  
Linda DeBerry motioned to adjourn Executive Session at 6:53pm. Kathleen Hill, seconded. All Approved.

**II. CALL TO ORDER**

Linda DeBerry called the meeting to order at 7:00 pm.

**III. APPROVAL OF MINUTES**

Linda DeBerry, President, amended the June 2022 minutes to state the party room and fitness center HVAC approvals with Air Plus. Linda DeBerry then motioned to approve the amended June 2022 BOD meeting minutes. Kathy Hill, Secretary seconded. All Approved.

**IV. RESIDENT FORUM**

A Resident asked when the garage door would be repaired. Ms. Bhatti explained the Association was waiting on the parts. They were ordered and the estimated date was 5-6 weeks for shipping.

Another resident asked the Board why there was not security watching the garage doors. The Board explained they choose to better spend those funds for the Association.

Another resident asked a personal question concerning just his unit. Ms. DeBerry said she would address his concerns in an email directly to him.

Mr. Sannar, unit 304, asked if other residents had concerns regarding the development across the street at The Parker's empty lot.

**V. COMMITTEE REPORTS**

Social Committee - Lily Matini, Committee Chair

- Mentioned end of Summer BBQ
- She asked for volunteers to help during the event.
- Asked about hosting a "learn a language" session in the party room

- The Social Committee asked about reserving the party room vs cyber café

Facility & Grounds Committee - Marc Dixon, Committee Chair

- Marc was not at the meeting but gave management a summary that they are still working on EV and security.

Budget & Finance Committee - John Beyrent, Treasurer presented.

- Mr. Beyrent told the community there would be three (3) budget meetings in August.
- Budget meetings would be 8/9, 8/16 and 8/23 by Zoom

Rules & Covenant Committee - Brittni Abell, Committee Chair

- June meeting was held. Next meeting is August 9<sup>th</sup>.

## **VI. MANAGEMENT REPORT**

### **EV Charging**

Management & the Facilities and Grounds Committee had a conference call with ChargePoint on EV Charging.

### **Food Truck**

Management has a food truck called Fly Pizza scheduled on July 18th.

### **Garage Power Washing**

Garage Power Washing will be completed on August 10th and 11th. We ask that residents park at the metro garage parking and not the guest parking at Midtown. We ask that you leave the guest parking lot open for contractors and guests of Midtown.

### **HVAC PM**

Amtek HVAC did their quarterly HVAC Preventative Maintenance on all the HVAC units.

### **Trees**

Management walked the 7th floor patio with Level Green to look at the dead bushes around the patio/pool area.

### **Tree Pruning**

Tree Pruning was approved for the front of the building on the Huntington side.

### **Window Screens**

Management had the window screen company out on June 28th for residents to get the window & patio screens repaired.

## **VII. NEW BUSINESS**

Linda DeBerry moved to approve the Matrix Fitness proposal for one Matrix Endurance Touch Treadmill Graphite, one Matrix Aura Dip/Chin Assist, and one Magnum Adjustable Decline Bench in the amount of \$13,081.42. Kathy Hill seconded, all approved.

Linda DeBerry moved to approve the renewal from Trash Away for three (3) years from August 1, 2022 to July 31, 2025 for \$3,022.00 plus a monthly \$50.00 container lease and any applicable taxes." Kathy Hill seconded, all approved.

Linda DeBerry motioned to approve ten (10) 3 x 10 traffic mats for the garage vestibule areas with Cintas Corporation for \$161.65 a month. Kathy Hill seconded, all approved.

#### **VIII. UNFINISHED BUSINESS**

The Board decided to table the proposal from Ploutis Painting for Stairwell B. They asked Management to confirm the stairwell and ask Ploutis for an updated price.

The Board ratified the proposal from Just Rite Equipment to replace the right-hand side guide assembly on the garage door leading into the garage for \$13,495.08 that was approved by email.

The Board ratified the proposal from Level Green Landscaping to cut back the large trees away from the building for \$1,856.00 that was approved by email. Linda DeBerry motioned to approve, Kathy Hill second. All approved.

#### **IX. ADJOURNMENT**

The next meeting is scheduled for August 18, 2022.

A motion was made to adjourn at 8:01 pm. The motion was seconded and passed.