

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, August 19, 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
Tracy Plazyk, Portfolio Manager

MANAGEMENT ABSENT

I. EXECUTIVE SESSION

Zak McNamara, Board President, called the meeting to order at 6:47 pm.

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

Zak McNamara adjourned Executive Session at 6:58 pm.

II. CALL TO ORDER

Zak McNamara called the meeting to order at 7:04 pm.

III. APPROVAL OF MINUTES

Zak McNamara, President, motioned to approve the July 15, 2021, BOD meeting minutes.
Kathy Hill, Secretary second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

Lily Matini asked about the Management staff. Mr. McNamara responded Legum & Norman was in the process of hiring a new assistant.

Ms. Matini also inquired about the pool staff and hours and a Facebook page. Mr. McNamara stated that Midtown Alexandria Station does not use Facebook for any communication. There is no connection or affiliation between Midtown Alexandria Association and any Social Media site.

V. COMMITTEE REPORTS

Stephanie Flowers, Chair of the Social Committee, sent the Board her resignation.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was not present. No new updates to present to the Board.

John Beyrent spoke on behalf of the Finance Committee. Total Operating Income is showing favorable for the month of July by \$184,756.59. Y-T-D projections are favorable by \$4,432.48. Total Operating Expenses for the month of July has a favorable variance of \$19,480.31 and a favorable variance Y-T-D of \$129,344.97.

The Board approved Malissa Green to the Budget & Finance Committee.

Brittini Abell, the Rules & Covenant Committee Chair, stated they had 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 said Management is looking into other bulk trash options.

The fire extinguishers had their annual check by Fairfax Extinguisher. Two extinguisher's were replaced.

The fitness center machines had their quarterly inspection.

Maintenance continues to paint the parking spaces in the garage.

Johnson Control conducted their bi-annual inspection.

VII. NEW BUSINESS

The Board of Directors approved the Western Specialty Contractors Proposal at a total cost of \$31,700.00 to repair concrete in the garage. Zak McNamara moved. Kathy Hill seconded. All Approved.

VIII. UNFINISHED BUSINESS

No unfinished business.

IX. ADJOURNMENT

The next meeting is scheduled for October 21, 2021.

A motion was made to adjourn General Session at 7:35 p.m. The motion was seconded and passed.