

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, January 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
John Halfhill, Regional Manager

MANAGEMENT ABSENT

Sacha White, Assistant Manager

I. EXECUTIVE SESSION

Zak McNamara, Board President, called the meeting to order at 6:25 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 7:03 pm.

III. APPROVAL OF MINUTES

John Beyrent, Treasurer, motioned to approve the December 15, 2020 BOD meeting minutes. Kathy Hill, Secretary, second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

Blake Bynum, Unit Owner of 1219, voiced a concern regarding a noise issue their tenant is having.

John Mazzuchi, Unit Owner of 1512 voiced concerns regarding a date for the annual meeting, hallway painting, and index funds.

V. COMMITTEE REPORTS

Stephanie Flowers, Chair of the Social Committee, was present. She stated the Resident Gift Exchange was completed by the Committee, however not that great of a turnout as expected.

She stated the Committee will be hosting a grab and go event in the cyber cafe for the Super Bowl on February 7th, which will take place prior to kick off.

Some future events mentioned were the week of March 17th a virtual Ireland visit/tour, sometime in April a virtual science experiment, and possibly a summer kick-off party with fair theme.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was present. He mentioned some projects that have been completed, with help of Management, were the dry-cleaning lockers and improvements on the packing situation due to the new concierge company.

Jeremy Scroggins stated the committee has been very busy and the main projects the Committee is focused on currently is updates to the common areas, digital signage for the Lobby, and upholstery for the guest suite. He presented the furniture proposal to the Board and is proposing that the Residents vote on the color scheme on TownSq.

John Beyrent spoke on behalf of the Finance Committee. He mentioned that the end of the year statements will probably not be ready until February or March.

Brittni Abel, 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 that on February 4th Dry Cleaning will place a small dry-cleaning locker in the lobby for contactless handling of dry cleaning for the Residents.

Carol Bhatti reported that she spoke with two different Fairfax Fire Inspectors regarding how the alarms sound off. The fire inspectors stated the building is in a "high rise package", which means "to protect in place" and the alarm will only go off on the floor that sets it off/floor above and below; prevents a mass evacuation. To change, Midtown would have to submit plans to modify and pay for them and the fire inspectors stated they would most likely not be approved.

Management stated the Management Office will be closed on February 15th for President's Day.

Carol Bhatti mentioned that Harmony Ponds stopped by to look at the lobby fountain to see what it would take to repair it. There are no updates or proposal just yet.

Carol Bhatti stated Johnson Control came out to repair the main domestic water line on January 14th. She stated the water was shut off for about two hours and a part is needed for further repairs. Once a proposal is sent in, the water will need to be shut off again to repair the part.

Lastly, Carol Bhatti mentioned the last Christmas tree pick up took place on January 15th.

VII. NEW BUSINESS

The Board of Directors approved the Amtek Maintenance Contract renewal at a cost of \$8,857.48/month and the Amtek HVAC Contract renewal at a cost of \$1,868.90/month. Linda DeBerry motioned to approve. Kathy Hill second. All approved.

The Board of Directors approved the Commonwealth Digital Copier Lease renewal and comprehensive service and supply program. The cost is \$356.34/month with a B&W per meter charge of \$.0085 and Color per meter charge of \$.059. Linda DeBerry motioned to approve. Kathy Hill second. All approved.

The Board of Directors approved the Ethan Allen proposal at a total cost of \$129,000.00 which includes option 1 and treatments. Kathy Hill motioned to Linda DeBerry second. 4 in favor and 1 opposed; the motion passed.

VIII. UNFINISHED BUSINESS

No unfinished business.

VIII. ADJOURNMENT

The next meeting is scheduled February 16, 2021.

A motion was made to adjourn General Session at 8:15 p.m. The motion was seconded and passed.