

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, December 16, 2021
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

Eric Retzloff, Director, motioned to approve the November 18, 2021, BOD meeting minutes. Kathy Hill, Secretary seconded. All Approved.

III. RESIDENT FORUM

Zak McNamara opened resident forum.

Lilly Matini, inquired about giving out a gift to all the residents for the holidays.

John Sannar and Rocco Detomo, inquired about a social holiday event happening this year or beginning of next year.

IV. COMMITTEE REPORTS

Social Committee

The Board of Directors approved the following Social Committee member to a 1-year term: Nancy Coviello. Linda DeBerry moved. Kathy Hill seconded. All Approved.

Facilities & Grounds Committee

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was not present. Zak McNamara mentioned that the F&G Committee have been focused on obtaining bids for various garage (doors and sprinkler pipes) repairs, common hallway carpet replacement, stairwell painting, and Party Room carpet replacement.

Budget & Finance Committee

The Board of Directors approved naming John Sannar the Committee Chair of the Budget & Finance Committee. Zak McNamara moved. Linda DeBerry seconded. All Approved.

John Beyrent spoke on behalf of the Finance Committee. John Beyrent reported for the month of November there was an operating loss of \$112,193.00 (due to painting cost) and the year-to-date surplus to \$71, 291.

Rules & Covenant Committee

Brittini Abell, the Rules & Covenant Committee Chair, was not present.

The Board of Directors deferred the discussion regarding the Handicap Parking until further review.

The Board of Directors approved to increase the Pet Registration Fee from \$60 to \$70 and to adopt the new language to the Rules and Covenant handbook. Zak McNamara moved. Kathy Hill seconded. All Approved.

V. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with updates on the Management Operational Calendar for 2021.

Carol Bhatti mentioned that Management has been working with the F&G Committee to obtain bids for the Party Room carpet replacement.

Carol Bhatti reported the new elliptical has been ordered for the Fitness Center with no date of delivery.

Carol Bhatti stated Fedlock replaced the closer on the Northside lobby door entrance to the garage.

Carol Bhatti mentioned that Classic Concierge hired someone part-time to help with packages during the holidays.

Carol Bhatti stated Ploutis Painting resumed painting the common hallways and unit doors.

Carol Bhatti reported the Trash Chute Cleaning was completed on December 6th by Heart National.

Lastly, Carol Bhatti mentioned that a lot of the original water heaters have busted in the building and Management has posted referrals of plumbing companies on TownSq for Owners.

VI. NEW BUSINESS

Party Room Carpet Installation

The Board of Directors deferred the discussion regarding the Party Room carpet installation until further review.

VII. UNFINISHED BUSINESS

No unfinished business.

VIII. EXECUTIVE SESSION

Zak McNamara, motioned to enter into Executive Session at 7:47 pm. Kathy Hill, seconded. All Approved.

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

Zak McNamara, motioned to adjourn Executive Session at 8:29 pm. Eric Retzloff, seconded. All Approved.

IX. ACTIONS TAKEN AFTER EXECUTIVE SESSION

The Board of Directors approved to proceed as discussed in Executive Session for account #00215-9412. Zak McNamara moved. Kathy Hill seconded. All approved.

The Board of Directors approved to proceed as discussed in Executive Session for account #00215-9975. Zak McNamara moved. Eric Retzloff seconded. All Approved.

X. ADJOURNMENT

The next meeting is scheduled for January 20, 2022.

A motion was made to adjourn General Session at 8:31 pm. The motion was seconded and passed.