

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, May 19, 2020
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

Reuben Halsey, President
Zak McNamara, Vice President
John Beyrent, Treasurer
Kathy Hill, Secretary

DIRECTORS ABSENT

None.

MANAGEMENT PRESENT

Carol Bhatti, General Manager
Sacha White, Assistant Manager
Julia Smith, Portfolio Manager

MANAGEMENT ABSENT

None.

I. EXECUTIVE SESSION

Reuben Halsey, President, called the meeting to order at 6:18 p.m. Zak McNamara second the motion. All Approved.

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

Carol Bhatti, L&N, presented to the board 2 proposals for the investment's accounts from UBS Financial Services and Merrill Lynch.

Jeff Gromada, from Premier Aquatics, called in to talk about the status from the Fairfax County Health Department, regarding the pool at Midtown Alexandria.

Reuben Halsey adjourned Executive Session at 6:58pm.

II. CALL TO ORDER

Reuben Halsey called the meeting to order at 7:02pm.

III. APPROVAL OF MINUTES

Kathy Hill, Secretary, motioned to approve the May 19, 2020 minutes. John Beyrent, Treasurer second. All Approved.

IV. RESIDENT FORUM

Resident Eric Freitag ask to speak to the Board of Directors about the social platforms of communications, weather they listen to the concerns of the residents that live at Midtown Alexandria. He felt there has been a lot of questions that have gone unanswered.

He also asked the L&N Management team regarding what accomplishments have they made since they have been at the property. He feels they are not posting these updates on TownSq to advise the residents.

Reuben Halsey, President, responded to Eric Freitag. Regarding his unanswered questions, this does not apply to anything that happens on Facebook. Reuben Halsey, President also asked if Mr. Freitag if he could email the board of directors directly regarding his unanswered questions and concerns.

Reuben Halsey spoke on behalf of the L&N Management team, all residents should be posting their concerns on either TownSSq or emailing management directly. The L& N Management Team have been answering all the questions and concerns that have been posted on TownSq.

Resident Arnold Patchman asked the Board of directors regarding the incident that occurred last month between the Concierge and the resident that had an issue with his pizza delivery order that arrived late and will the hold him accountable for lashing out in a disrespectful manner towards the concierge.

Reuben Halsey asked Carol Bhatti, L&N, to respond regarding the incident that occurred between the concierge and the resident.

Carol Bhatti said regarding that the concierge did not to file a formal complaint against the resident nor did the concierge want any further issues with the resident and requested that her employer transfer her immediately. Planned Services transferred the her to another property per her request.

Resident Arnold Patchman asked management on the status of the Drain Project that was postponed last year due to the plumbing plans being incorrect.

Carol Bhatti responded that it was scheduled for spring 2020 but due to the current pandemic it was postponed. L&N has been meeting with All Plumbing to coordinate the best time to proceed with the project on September 2020. An announcement will be made 30 days prior to the project beginning, by email and posted on TownSq.

Resident Rocco Detomo asked management if they are planning to reopen the grill area for grill use.

Carol Bhatti, L&N responded to resident Rocco Detomo, that management is currently working on being able to open the grills hopefully as soon as phase 1 starts for Fairfax County/NOVA per Executive Orders and local county laws.

Resident Gina Gray asked the Board of Directors what is the proper protocol on response time from management, regarding questions and concerns being posted on TownSq.

Reuben Halsey responded the proper protocol is 24 hours response and that management has been doing a really good job in responding back to questions and concerns on TownSq right of way.

Resident Jeffrey Lin, asked the Board of Directors what are the plans for opening the pool this summer.

Reuben Halsey, president responded to resident Jeffrey Lin, that they would be discussing the plans for opening the pool during open session.

Carol Bhatti, L&N, provided the residents with an update regarding the pool. Due to the current pandemic that Fairfax County has not issued any permits. Premier Aquatics recommended on doing a service only contract. The property would be reimbursed \$15,000 back from their current contract.

V. COMMITTEE REPORTS

Stephanie Flowers, chair of the Social Committee said they currently have no updates. Stephanie Flowers asked the Board of Directors if the social committee could use some of their funds that they would normally use for events to buy lunch for all the “essential” employees at Midtown Alexandria from all the residents.

Reuben Halsey, President, responded to Stephanie Flowers, that he agrees with the Social Committee wanting to buy lunch for the staff. It is a very nice gesture and to work with management to coordinate the best day to buy the lunches for the staff.

Zak McNamara spoke on behalf of the Facilities & Grounds Committee. They are going to try have an online meeting this month. He introduced Jeremy Scroggins, chair of the Facilities & Grounds Committee. They currently have no other updates.

Brittini Abel, the Rules & Covenant Committee Chair spoke on behalf of the committee. They currently have no updates at this time.

John Beyrent spoke on behalf of the finance Committee. They currently have no updates.

VI. MANAGEMENT REPORT

Carol Bhatti, General Manager, provided the Board of Directors with updates on the management operational calendar.

Carpet Cleaning was completed the week of May 11th. They sanitized the carpets in all common area hallways and lobby.

The Management Office will be closed on May 25, 2020 for Memorial Day.

Management office hours on-site have changed temporary due to COVID-19. Hours currently are 10am – 2pm.

Management had a conversation with Premier Aquatics regarding the pool opening. It looks like the pool will not open this season due to the Executive Order and Phases of the Governor of Virginia. Per the contract of the pool

company, they are making the decision to go into “service only” terms for the 2020 year by May 18th. Access cannot be given to the pool area. Midtown will be given a credit/refund.

Trash Chute Cleaning was done by Heart National on May 19, 2020.

Crystal Window Cleaning will clean the outside windows the week of June 9th. Please keep curtains/blinds closed during this time.

VII. NEW BUSINESS

The Board approved the proposal for the renewal contract with Johnson Control for \$7,107.00. Kathy Hill motioned to approve. Zak McNamara second. All approved.

The Board Motion to appoint a new board member Linda DeBerry until the Annual Meeting could be held. Reuben Halsey motioned to approve. Kathy Hill second. All approved.

The Board motioned to approve the “Service Only” contract with Premier Aquatics with a credit of \$15,965.00 for the 2020 Pool Season. Reuben Halsey made a motion to approve. Zak McNamara second. All approved.

VIII. UNFINISHED BUSINESS

Management updated the residents on the drain project. They are proposing to start in September 2020.

VIII. ADJOURNMENT

The next meeting is scheduled June 16, 2020.

A motion was made to adjourn at 7:59 p.m. The motion was seconded and passed.