

**MIDTOWN ALEXANDRIA STATION CONDOMINIUM**  
**BOARD OF DIRECTORS MEETING**  
**2451 Midtown Avenue**  
**Alexandria, VA**  
**June 18, 2019 7:00 PM**

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**BOARD MEMBERS PRESENT:**

Reuben Halsey, President  
Zak McNamara, Vice President  
John Beyrent, Treasurer  
Milia George, Director  
Kathleen Hill, Secretary

**OTHERS IN ATTENDANCE:**

Todd Sinkins, Attorney, Rees Broome  
Julia Smith, Portfolio Manager, Legum and Norman  
Carol Bhatti, Building Manager, Legum and Norman  
Sasha White, Assistant Building Manager, Legum and Norman  
Tina Picciano, Independent Recording Secretary  
Residents

- I. EXECUTIVE SESSION:** President Halsey called the executive session to order at 6:15 PM, noting the presence of a quorum.

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to adjourn out of Executive Session at 6:56 PM. President Halsey MOVED, and the motion was SECONDED. All were in favor and the motion PASSED unanimously.***

- II. CALL TO ORDER:** President Halsey called the meeting to order at 7:00PM, noting the presence of a quorum.

**III. APPROVAL OF MINUTES:**

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve the May 25, 2019 meeting minutes as amended. President Halsey MOVED, and the motion was SECONDED by Director Hill. All were in favor and the motion PASSED unanimously.***

- IV. RESIDENT FORUM:** Residents attend Board meetings to voice questions and concerns. The following topics were discussed: building maintenance, car damages from broken pipe in garage and management.

**V. COMMITTEE REPORTS:**

- **Rules and Covenants:** The next meeting will be held the week of 7/23/19.

- **Budget and Finance:** Treasurer Beyrent reviewed the Associations financials. He stated that for the month of April there was a small deficit of \$3,200.00 due to maintenance. He stated that the Association is in good standing.
- **Social:** The community pool party will be held July 6, 2019.
- **Facilities and Grounds:** The next meeting was held June 17, 2019. The committee worked on a draft spreadsheet/tracker. The committee is working on setting agendas ahead of time with one topic per month. They are also looking for new members.

**VI. MANAGEMENT REPORT:**

- **Operational Calendar:** Building Manager Carol Bhatti stated that she has been updating the calendar.
- **Maintenance List:** Building Manager Carol Bhatti spoke about carpet cleaning, flower planting, and garage door repairs.

**VII. NEW BUSINESS:**

- **Potomac Generator Proposal**

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve proposal from Potomac Generator. Director George MOVED, and the motion was SECONDED by Director Hill. All were in favor and the motion PASSED unanimously.***

- **Reserve Study**

***(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve Miller Dodson to complete the reserve study in the amount of \$4,512.00. Director George MOVED, and the motion was SECONDED by Director Hill. All were in favor and the motion PASSED unanimously.***

**VIII. OLD BUSINESS:**

- **Drain Issue Discussion – Amtek/Magnolia Proposals**

***(T) TABLED: The discussion was tabled for a later meeting.***

- **Ratify approval for HRI Proposal to Investigate Waterproofing Membrane at the Base of the picnic/pool wall for \$1,350/00**
- **Ratify approval for High Sierra to replace spa heater for \$4,718.00**

**IX. ADJORNMENT: President Halsey adjourned the meeting at 8:27 pm.**

Respectfully Submitted By,  
Tina Picciano