

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, February 18, 2020
7:00 PM
Cyber Café

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

MANAGEMENT ABSENT

Julia Smith, Portfolio Manager

I. EXECUTIVE SESSION

Reuben Halsey, President, called the meeting to order at 6:14 p.m. Zak McNamara second the motion. All Approved.

Carol Bhatti, L&N, spoke to the Board of Directors regarding their current building insurance renewal. Carol Bhatti Introduced Jessica Knutsen from USI.

Jessica Knutsen, USI Representative, provided a presentation to the Board of Directors. Mrs. Knutsen, presented 2 of the insurance companies that would offer the best coverage for Midtown Alexandria Station. During her presentation, she went over each company to advise the Board of the Directors on which insurance policy would work best for the community.

Zak McNamara, Vice President, suggested that Jessica Knutsen from USI, to do a presentation at the annual meeting on March 17, 2020, for all the Midtown Alexandria Station Residents.

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

Reuben Halsey adjourned Executive Session at 6:58pm.

III. APPROVAL OF MINUTES

Kathy Hill, Board Secretary, motioned to approve the January 21, 2020 minutes. Reuben Halsey second. All Approved.

IV. RESIDENT FORUM

Resident Lily Matini asked the Board of Director on the status of the furniture replacement for the amenity spaces at Midtown Alexandria Station. She also thanked the board for approving upcoming changes in the current amenity's spaces.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, spoke of the status regarding the current design projects. Mr. Scroggins coordinated meetings with management and the Interior Designers.

Jeremy Scroggins asked John Beyrent, Treasurer, what the budget was for the amenities design projects.

John Beyrent, Treasurer responded to Jeremy Scroggins, that the budget for Midtown Alexandria Station redesign project was between \$40,000 -\$50,000.

Kathy Hill, Secretary, mentioned that Midtown Alexandria Station, needs to look into charging stations in the garage. Kathy Hill requested that management to get proposals for charging stations at Midtown, to accommodate the residents that currently have electric vehicles.

V. COMMITTEE REPORTS

Brittni Abell gave an update for the R&CC. They have a new volunteer for their committee member and requested that the Board of Directors vote him in. The next R&CC meeting is on March 24, 2020.

John Beyrent spoke for the Budget & Finance committee. He mentioned that the 2019 Financials will not be ready until late March 2020.

Reuben Halsey spoke on behalf of the Social Committee. He thanked everyone who attended the Super Bowl Party. He heard that several people were having issues with the RSVP link for the event and that the Social Committee is working on getting a much better reservation link for the next upcoming events. The Social Committee is hosting a St. Patrick's Day themed Happy Hour on March 12, 2020. Reuben Halsey, mentioned that the Social Committee, would like to buy a freezer as well for their events, asked management to assist them with that request. The next social committee meeting will be on March 12, 2020 at 7:30pm.

Jeremy Scroggins gave an update for the grounds committee. He had Monument Markets stop by the Facilities & Grounds meeting on February 17, 2020. They did a presentation for the residents who attended the meeting. Mr. Scroggins also mentioned that he met with two (2) security companies that provided him with proposals for security services for Midtown Alexandria Station.

VI. MANAGEMENT REPORT

Carol Bhatti, General Manager, gave the residents an update on the northside Aeon unit heat exchanger. It will arrive the week of February 17, 2020.

Carol Bhatti provided the Board of Directors and Residents about the upcoming Annual Meeting that will take place on March 17, 2020 at 7pm in the Cyber Café. We currently have two residents running for the Board of Directors.

Management office will be closed on February 17, 2020 for Presidents Day.

Carol Bhatti mentioned that management is meeting with the F&G Committee and different architects and designers regarding the upcoming projects for lobby/cybercafé/ party room renovations.

VII. NEW BUSINESS

Carol Bhatti, L&N, mentioned to the Board of Directors about their current Cintas Mats contract is up for renewal this upcoming summer. Management revised their current Cintas prices and they were extremely high for rented mats including cleaning 2 times a month. Management had Eagle Mats & Floor to provide us with an estimate for new carpets for the entrances of the building including cleaning 2 times a month. The property would be saving so much more money a year if mats belonged to the property instead of rented mats.

The Board of Directors decided to hold off on voting on the new contract with Eagle Mats & Floors until the April Board Meeting.

Kathy Hill, Secretary motioned to approve Pam Rosenthal as a new member F&G Committee. Second by Zak McNamara. Motioned Approved.

Kathy Hill, Secretary motioned to approve Patrick Edger as a new member R&CC Committee. Second by Zak McNamara. Motioned Approved.

VIII. UNFINISHED BUSINESS

Carol Bhatti provided the Board of Directors with an update about Lennar. Management met with Lennar and the manager of the townhomes to walk the property in the grass areas. Lennar will start blocking off the grass area the week of February 17, 2020. Lennar asked management if they would advise the residents to stop walking their dogs in the grass areas. Lennar mentioned to management that it would be a liability for the Owners and their pets to be there. Management will keep the community up to date on any information regarding Lennar new development.

VIII. ADJOURNMENT

The next meeting is scheduled March 17, 2020.

A motion was made to adjourn at 7:41p.m. The motion was seconded and passed.