

**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Midtown Alexandria Station**  
**Tuesday, June 16, 2020**  
**7:00 PM**  
**Phone Conference**

**BOARD MEMBERS PRESENT**

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

**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 6:27p.m. Zak McNamara second the motion. All Approved.

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

Reuben Halsey discussed financial services that were presented to the board in last month meeting.

Reuben Halsey adjourned Executive Session at 7:01pm.

**II. CALL TO ORDER**

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

**III. APPROVAL OF MINUTES**

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

**IV. RESIDENT FORUM**

Reuben Halsey opened resident forum.

He stated that the Association attorney was present in the meeting to answer any questions regarding the tenant that might have been infected to COVID-19.

Resident Gina Gray asked regarding that someone in the community may have been infected with COVID-19 and why didn't the association send out a notice to all the residents advising them. That she felt it doesn't violate HIPPA and that it is in line with the Governor's orders. The attorney said otherwise.

Ms. Gray also stated that this is public court records and motion filed by the Association state that it was for the health and welfare of the community.

Resident DJ Arnaldo asked if the Board of Directors is going to reopen the gym. He stated that Phase two, which started last Friday, allows the use of a fitness facility.

Carol Bhatti stated it is not as easy as just opening up facilities. There are restrictions and guidelines to follow.

Resident Vik Kumar, asked what was the cost incurred to the association by taking on this legal matter?

Vik Kumar asked if the Association could open the gym at a use at your own risk situation. Therefore, absolving all liability from the association, board and management if a resident was to use the gym. Ms. Bhatti stated that the Association attorney said waivers do not hold up in court. Our insurance also states that viruses are not covered under the policy.

Resident Patrick Hedger responded that he doesn't disagree with the caution that is being exercised here by the board but is confused as to how the cyber cafe is allowed to remain open under these circumstances and not the grill deck.

Carol Bhatti responded that opening the grills would be a liability for the Association due to the fact that prior to COVID-19 no one cleaned off the grills after each use. Again, the Association insurance does not cover them if someone catches the virus from our property.

Kathy Hill, Secretary, asked John Beyrent, Treasurer his opinion whether they should switch banking institutions or stay with their current one.

Mr. Beyrent believes that the Association should stick with our current banking institution based on the fact that they don't charge an additional fee for their services.

Reuben Halsey, Board President, announced that he was resigning from being Board President because he is getting married and moving out of Midtown.

## **V. COMMITTEE REPORTS**

Stephanie Flowers, chair of the Social Committee, said they currently have no updates. Stephanie Flowers mentioned to the Board of Directors that the social committee is planning to do a "Grab and Go" happy hour.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, stated he currently have no updates. The committee has not had any meetings.

Brittni Abel, the Rules & Covenant Committee Chair, stated the R&CC did not have any updates.

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

## **VI. MANAGEMENT REPORT**

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

Ms. Bhatti and Ms. DeBerry participated in a webinar regarding electric cars. We are currently looking into the information further.

The fitness room HVAC unit was just replaced by Amtek Engineering Services.

Management has scheduled the food trucks into the Summer.

Management is currently working with a structural engineer company that is currently giving a proposal to investigate the garage issues asked by Board.

Maintenance team has been repainting the numbers on parking spaces in the garage.

The L&N Management Office will be closed on July 3, 2020 for July 4<sup>th</sup> holiday.

The Lennar Group has resumed their work on the new townhomes that are behind Midtown Alexandria Station.

All Tv's cable boxes were upgraded by Cox Communications.

Window cleaning was completed on June 10<sup>th</sup> by Crystal Window Cleaning.

## **VII. NEW BUSINESS**

No new business

## **VIII. UNFINISHED BUSINESS**

Management updated the residents and the Board of Directors on the results of SRG for the pool pipe that fell in 2019 and that she was receiving proposals for the garage.

## **VIII. ADJOURNMENT**

The next meeting is scheduled July 21, 2020.

A motion was made to adjourn at 8:26 p.m. The motion was seconded and passed.