

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, September 16, 2021
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

Zak McNamara, President
Linda DeBerry, Vice President
Kathy Hill, Secretary
Eric Retzloff, Director

DIRECTORS ABSENT

John Beyrent, Treasurer

MANAGEMENT PRESENT

Tracy Plazyk, Community Manager
Elizabeth Carlisle, Assistant Manager

MANAGEMENT ABSENT

Carol Bhatti, General Manager

I. CALL TO ORDER

Zak McNamara called the meeting to order at 7:02 pm.

II. APPROVAL OF MINUTES

Linda DeBerry, Vice President, motioned to approve the August 19, 2021, BOD meeting minutes., Eric Retzloff, Director second. All Approved.

III. RESIDENT FORUM

Zak McNamara opened resident forum.

Lily Matini, inquired about the settings in TownSq and training for using TownSq.

Rocco Detomo and John Sannar, inquired about the flooding in the lobby posts.

Arlene Heredia Ocasio, inquired about using more of the features available in TownSq.

IV. COMMITTEE REPORTS

Zak McNamara asked for Residents to join the Social Committee.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was not present. Zak McNamara spoke on behalf of the Facilities & Grounds Committee. Zak McNamara mentioned that the handicap button on the fourth-floor garage has malfunctioned and a proposal from Fed Lock will be presented to the Board in the coming weeks. Lastly, Zak McNamara stated that the F&G Committee combined with Management will be working on proposals to get the carpet redone throughout the building for the Fiscal Year 2022.

Zak McNamara spoke on behalf of the Finance Committee. Zak McNamara reported for the month of August, Midtown, is under in majority of the categories except Insurance and for Year-to-Date, Midtown, is over in the category of Contracted Services and under in majority of the other categories.

Brittni Abell, the Rules & Covenant Committee Chair, was present. Zak McNamara asked for Residents to join the Rules & Covenant Committee

V. MANAGEMENT REPORT

Tracy Plazyk provided the Board of Directors with updates on the Management Operational Calendar for 2021.

Zak McNamara mentioned the backflow inspection was completed on August 20th; the backflow needs to be repaired and retested; Management has scheduled the repair.

Zak McNamara reported STH inspected the Booster Pump on August 25, 2021. All was report in good standing.

Zak McNamara stated the carpet will be cleaned on October 5th-October 6th by Eagle Mat.

Zak McNamara mentioned the new furniture will be delivered on the 23rd of September.

Zak McNamara reported the remaining floors 2-16 will be painted at the end of November.

Lastly, Zak McNamara introduced Elizabeth Carlisle as the new Assistant Manager at Midtown Alexandria Station.

VI. NEW BUSINESS

Renew Snow Movers Contract 2021-2023

The Board of Directors approved the SnowMovers renewal proposal for three year as submitted. Linda DeBerry moved. Eric Retzloff seconded. All Approved.

VII. UNFINISHED BUSINESS

No unfinished business.

VIII. EXECUTIVE SESSION

Zak McNamara, motioned to enter into Executive Session at 7:51 pm. Linda DeBerry, seconded. All Approved.

Tracy Plazyk, L&N, discussed the status of residential delinquent accounts.

Zak McNamara, motioned to adjourn Executive Session at 8:20 pm. Eric Retzloff, seconded. All Approved.

IX. ACTIONS TAKEN AFTER EXECUTIVE SESSION

Zak McNamara moved, to amend the 2016 Harassment Policy Resolution. Eric Retzloff, seconded. All approved.

Zak McNamara moved, to waive the one-time NSF fee of \$50 for Account #002159904. Eric Retzloff, seconded. All approved.

X. ADJOURNMENT

The next meeting is scheduled for October 21, 2021.

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