

MIDTOWN ALEXANDRIA STATION CONDOMINIUM
BOARD OF DIRECTORS MEETING
2451 Midtown Avenue
Alexandria, VA
July 16, 2019 7:00 PM

BOARD MEMBERS PRESENT:

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

OTHERS IN ATTENDANCE:

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 6:59 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 June 18, 2019 meeting minutes as amended. Director Hill MOVED, and the motion was SECONDED by Director George. 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: copies of reports and garage cleaning.

V. **COMMITTEE REPORTS:**

- **Rules and Covenants:** The committee voted on the times for grill usage. They also submitted a policy resolution to the Board for review.
- **Budget and Finance:** Treasurer Beyrent stated that the Associations financials were not completed by management in time for the meeting.

- **Social:** The community pool party was a success.
- **Facilities and Grounds:** The last meeting was held 7/15. The committee discussed the reserve study, bike storage and conducting conditional assessments.

VI. MANAGEMENT REPORT:

- **Operational Calendar**
- **Maintenance List:** Building Manager Bhatti spoke about elevator repairs, garage door repairs and waterproofing around the pool.

VII. NEW BUSINESS:

- **Association of the Year:** Building Manager Bhatti explained what “Association of the Year” is to the Board and inquired if they would be interested in applying.

VIII. OLD BUSINESS:

- **Flooring Resolution**

(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve Policy Resolution 2019-01 Floor Resolution. Director Hill MOVED, and the motion was SECONDED by Director George. All were in favor and the motion PASSED unanimously.

- **Drainage Proposal**

(M) MOTION: Upon motion duly seconded and carried, the Board of Directors agreed to approve the proposal from Amtek in the amount of \$35,538. Director Hill MOVED, and the motion was SECONDED by Director George. All were in favor and the motion PASSED unanimously.

IX. ADJORNMENT: President Halsey adjourned the meeting at 7:55 pm.

Respectfully Submitted By,
Tina Picciano