

**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Midtown Alexandria Station**  
**Tuesday, August 18, 2020**  
**7:00 PM**  
**Phone Conference**

**BOARD MEMBERS PRESENT**

Zak McNamara, Acting Board President  
Eric Retzloff, Director  
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**

Zak McNamara, Acting Board President, called the meeting to order at 6:15p.m.  
Linda DeBerry second the motion. All Approved.

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

Carol Bhatti, L&N, discussing the personnel at Midtown Alexandria Station.

Zak McNamara adjourned Executive Session at 7:02pm.

**II. CALL TO ORDER**

Zak McNamara called the meeting to order at 7:05pm.

**III. APPROVAL OF MINUTES**

Zak McNamara motions to amend the July 21, 2020 Minutes to in the committee section that the Social Committee did not provide an update

Zak McNamara, motioned to approve the July 21, 2020 minutes. Linda DeBerry, Director, second. All Approved.

**IV. RESIDENT FORUM**

Zak McNamara opened resident forum at 7:06pm.

Resident Rocky Detomo asked the Board of Directors if the June minutes were published on TownSq.

Carol Bhatti, L&N, responded to resident Rocky Demoto that the June minutes were posted on TownSq but she would double check.

Resident John Sannar asked about residents wearing a facemask in the common areas of the building. Even though he dislikes wearing his facemask he recognizes that the public health officials recommend it during this pandemic. He has noticed that the concierge staff are inconsistent regarding wearing masks.

Zak McNamara responded that facemask are recommended in the common areas and the concierge staff has been advised to wear their mask at all times.

Carol Bhatti responded that she has reached out to the concierge company requesting for all their staff to please wear a facemask at all times. However, since they are not our employees and the Governor has not mandated to wear their facemask at all times we cannot force them to.

Resident Rocky Detomo asked the Board of Directors and Management about the car theft that occurred in the garage and what measures is the Board of Directors is taking to prevent thefts in the building.

Carol Bhatti responded regarding the car theft that occurred stating that the resident's car was not stolen. It was a false alarm. Management has been working with the F&G Committee on getting proposals for cameras and security for the property.

Dr. Rocky Detomo stated he was also concerned about the number of people who open the garage door to walk out with or without their dogs.

Stacie, a resident, stated Virginia is currently in Phase III (Movie theaters, bowling alleys, and other indoor entertainment venues can finally reopen but only at 50 percent capacity. Meanwhile, more people can work out at the gym, which will have a capacity cap of 75 percent.) Can we implement this in the condo with regards to the gym and grills?

Carol Bhatti responded, regarding the gym, we took direction from the attorney and the insurance carrier on liability on opening.

DJ Arnoldo asked why the Parker apartments next door opened their gym a month ago. Ms. Bhatti stated she spoke to the Parker manager. Their gym is open during management hours, they take temps, plus you have to answer Covid-19 questions. They also have different insurance in apartments vs condo insurance.

Angela, another resident, asked if has there been any discussion about installing electric vehicle charging stations? Ms. Bhatti stated they were looking into options.

## **V. COMMITTEE REPORTS**

Carol Bhatti, spoke on behalf of the Social Committee, they are currently looking for a new freezer and having a vendor come out to provide an additional electrical outlet in the social committee closet.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, had a meeting via zoom link on July 20<sup>th</sup>. The topics they discussed were: nonrefundable moving fee, electrical car parking, COVID-19 concerns, Cybercafe', security, cameras, packages, unregistered bikes and conducting a building survey about the use of the cybercafe'.

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

John Beyrent spoke on behalf of the Finance Committee, ran a surplus for the month of June \$12,500, brings the year Midtown Alexandria Budget to \$10,787.00. The committee will begin the development of the 2021 budget in August next month, several meetings will be conducted throughout the month.

## **VI. MANAGEMENT REPORT**

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

Management has been working with All Plumbing & Amtek to organize start dates for the drain project.

Management has been getting drywall repaired throughout the building, including the holes cut by previous engineers.

Management had Air Plus install an electrical outlet in the Social Committee closet for a freezer.

Fairfax Fire Extinguisher was out to inspect all the fire extinguishers throughout the building.

The Management Office will be closed on September 7, 2020 for Labor Day.

The current absentee/renter rate is 39%.

Management is having Orkin Pest Control stop by to provide us with a quote for pest control services at Midtown.

Probel was out to inspect the roof anchors.

## **VII. NEW BUSINESS**

Management gave the Board a proposal on Fall turf renovations from Level Green Landscaping to look over. This was tabled.

The Board appointed new BOD & Committee Members – Eric Retzloff for the Board and Maryum Esfarjani.

Management proposed a Virtual Annual Meeting Resolution to be able to hold the Annual Meeting in November virtually. It was approved.

#### **VIII. UNFINISHED BUSINESS**

Zak McNamara motioned to Ratify Premier Aquatics Proposal for \$94,715.00. Kathy Hill Second. All Approved.

Zak McNamara motioned to Ratify Amteks proposal for \$6,306.73 to replace the compressor on the Aeon RTU2 Unit. Linda DeBerry Second. All Approved.

Eric Retzloff motioned to Ratify TDL proposal for Parking Garage Review for \$3,000.00. Linda DeBerry. All Approved.

#### **VIII. ADJOURNMENT**

The next meeting is scheduled September 15, 2020.

A motion was made to adjourn at 7:47 p.m. The motion was seconded and passed.