

REGULAR MEETING OF THE BOARD OF DIRECTORS

Midtown Alexandria Station Condominiums

Wednesday, April 20, 2022

7:00 PM

Phone Conference

BOARD MEMBERS PRESENT

Linda DeBerry, Interim President
John Beyrent, Treasurer
Kathleen Hill, Secretary

BOARD MEMBERS ABSENT

MANAGEMENT PRESENT

Carol Bhatti, General Manager
Elizabeth Carlisle, Assistant Manager

MANAGEMENT ABSENT

Tracy Plazyk, Portfolio Manager

I. CALL TO ORDER

Linda DeBerry called the meeting to order at 7:00 pm.

II. APPROVAL OF MINUTES

Linda DeBerry, Interim President, motioned to approve the March, BOD meeting minutes. Kathy Hill, Secretary seconded. All Approved.

III. RESIDENT FORUM

No residents spoke during open forum.

IV. COMMITTEE REPORTS

Social Committee
Lily Matini, the Social Committee Chair, was not present.

Budget & Finance Committee – John Sannar gave committee notes.

Rules & Covenant Committee
Brittini Abell, the Rules & Covenant Committee Chair, was not present.

V. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with her monthly update:

- Two new members to be appointed in May.
- Eagle Mat installed new carpet for the Party Room.
- The bike audit has started.
- The elevators on the North side have been repaired and restored. Work was completed April 4-6 and 11-12.
- The iron fence on the Huntington side has been repaired.
- The updated insurance certificate is on Townsq.
- The pool table in the party room has been resurfaced.

- The Preventive Maintenance Resolution has been passed and encouraged owners to start getting their units inspected.
- Updated the community on the progress of the Lennar Townhome being built across the way. Units have been sold.

VI. NEW BUSINESS

Nathan Jeronimus was approved to join the Rules & Covenants Committee. The Board of Directors voted unanimously via email and ratified at the meeting.

Zak McNamara was approved to join the Budget & Finance Committee. Linda DeBerry motioned to approve. John Beyrent seconded. All in favor.

VII. UNFINISHED BUSINESS

The Board of Directors ratified the email approval for the Just Rite Equipent proposal to replace one outgoing garage door for \$27,710.00.

The Board of Directors ratified the email approval for the Havtech proposal to approve the two new control boards - VCMX to VCCX2 on Aaon RTU #2 & #3 by Havtech for \$25,582.00.

VIII. EXECUTIVE SESSION

Linda DeBerry, motioned to enter into Executive Session at 7:16 pm. Kathy Hill, seconded. All Approved. Carol Bhatti, L&N, discussed the status of residential delinquent accounts.

Linda DeBerry, motioned to adjourn Executive Session at 7:27 pm. Kathleen Hill, seconded. All Approved.

IX. ACTIONS TAKEN AFTER EXECUTIVE SESSION

The Board of Directors approved the proposal by Eagle Mat & Floor Products for replacing the common hallway carpet on all floors 1-16 for \$185,526.95. Linda DeBerry motion to approve, Kathleen Hill seconded, all approved.

The Board of Directors disapproved the proposal by Eagle Mat & Floor Productions for bi-annual common area carpet cleaning for \$2,700.00. Due to the replacement of all common area carpet. Linda DeBerry motion to approve, Kathleen Hill seconded, all approved.

The Board of Directors approved the proposal for Ploutis Contracting to paint the common stairwells for the winter rate of \$35,900.00. Linda DeBerry motion to approve, Kathleen Hill seconded, all approved.

The Board of Directors approved the proposal from Crystal Window Cleaning for the exterior windows of the building for \$5,800.00 plus \$280.00 for cleaning the glass canopies above the main entrance, totals \$6,080.00. Linda DeBerry motion to approve, Kathleen Hill seconded, all approved.

The Board of Directors approved the proposal from Pro-Bel for the Adhesive Load Test for \$3,850.00. This is mandatory every five year. The Association is at year five. Linda DeBerry motion to approve, Kathleen Hill seconded, all approved.

X. ADJOURNMENT

The next meeting is scheduled for May 19, 2022.

A motion was made to adjourn General Session at 7:41 pm. The motion was seconded and passed.