

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, January 20, 2021
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

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

DIRECTORS ABSENT

MANAGEMENT PRESENT

Tracy Plazyk, Community Manager
Carol Bhatti, General Manager
Elizabeth Carlisle, Assistant Manager

MANAGEMENT ABSENT

I. CALL TO ORDER

Zak McNamara called the meeting to order at 7:01 pm.

II. APPROVAL OF MINUTES

Zak McNamara, President, motioned to approve the December 16, 2021, BOD meeting minutes. Kathy Hill, Secretary seconded. All Approved.

III. RESIDENT FORUM

Zak McNamara opened resident forum.

Arnold Pachtman and Gina Gray, voiced concerns and inquired about an action plan regarding the cold air on the 15th floor.

Gina Gray, voiced a concern regarding the communication regarding the Association fees.

Lilly Matini, asked for clarification regarding the Preventative Maintenance Resolution 2022-01 and increased Association fees.

IV. COMMITTEE REPORTS

Social Committee

Lilly Matini and Nancy Coviello were present with no new updates.

Facilities & Grounds Committee

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was present. Jeremy Scroggins thanked everyone for their continued support. Jeremy Scroggins announced that he will be stepping down as the Facilities and Grounds Committee Chair as of January 20th and a new Chair will be voted on at tonight's BOD meeting.

The Board of Directors approved naming Marc Dixon the Committee Chair of the Facilities & Grounds Committee for a 1-year term. Zak McNamara moved. Eric Retzloff seconded. All Approved.

Budget & Finance Committee

John Sannar, the Budget & Finance Committee Chair, was present. John Sannar stated the Budget and Finance Committee meetings will be the Tuesday before the Board of Director's meeting.

Rules & Covenant Committee

Brittini Abell, the Rules & Covenant Committee Chair, was present. Brittini Abell stated the next Rules and Covenant Committee meeting will be Tuesday, January 25th.

V. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with updates on the Management Operational Calendar for 2022.

Carol Bhatti mentioned that the Annual Meeting is scheduled for March 17th, and it will be virtual.

Carol Bhatti reported the new elliptical has been installed and the Wi-Fi will be extended to the gym. Carol Bhatti also reported the Board of Directors approved three new (used) treadmills from a local gym and Management is working on getting in touch with the gym to buy them.

Carol Bhatti stated Management is working with USI on the insurance renewal for 2022.

Carol Bhatti stated as of today, Ploutis Painting is on the 5th floor with the painting of the common area hallways.

Carol Bhatti mentioned that Management is currently working the Board of Directors on a Preventative Maintenance Resolution for water heaters, dryer ducts and appliances.

Carol Bhatti reported Level Green had to cut the branches down of the damaged trees by the parking at the main lobby entrance due to heavy snow.

Carol Bhatti mentioned that January 19th was the last day for Holiday tree removal.

Lastly, Tracy Plazyk briefly addressed the concerns regarding the incorrect assessment amount based off cover letters. Tracy Plazyk mentioned that credits will be issued, and new cover letters will be sent out by USPS mail to all Homeowners.

VI. NEW BUSINESS

No New Business

VII. UNFINISHED BUSINESS

Planned Building Services Proposal

The Board of Directors approved renewing the Planned Building Services Janitorial Annual Contract for three (3) years. Year 2022-increase of \$11,605, Year 2023-increase of \$12,591.43, and Year 2024-increase of \$12,780. Zak McNamara moved. Linda DeBerry seconded. All Approved.

Preventative Maintenance Resolution 2022-01

The Board of Directors deferred the discussion regarding the Preventative Maintenance Resolution 2022-01 until further review.

Party Room Carpet Replacement

The Board of Directors approved replacing the carpet in the party room furnish/install by Eagle Mat & Floor Products for \$7,703.14. Zak McNamara moved. Kathy Hill seconded. All Approved.

VIII. EXECUTIVE SESSION

Zak McNamara, motioned to enter into Executive Session at 8:24 pm. Kathy Hill, seconded. All Approved.

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

Zak McNamara, motioned to adjourn Executive Session at 8:35 pm. Eric Retzloff, seconded. All Approved.

IX. ACTIONS TAKEN AFTER EXECUTIVE SESSION

The Board of Directors approved to proceed as discussed in Executive Session for account #215-9674 and the total amount will not exceed \$250. Zak McNamara moved. Kathy Hill seconded. All approved.

X. ADJOURNMENT

The next meeting is scheduled for February 17, 2022.

A motion was made to adjourn General Session at 8:37 pm. The motion was seconded and passed.