

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, October 21, 2021
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

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

DIRECTORS ABSENT

MANAGEMENT PRESENT

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

MANAGEMENT ABSENT

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Eric Retzlöff, Director, motioned to approve the September 16, 2021, BOD meeting minutes. John Beyrent, Treasurer, second. All Approved.

III. RESIDENT FORUM

Zak McNamara opened resident forum.

Arnold Pachtman, spoke highly of the current Concierge contract with Classic Concierge.

Arlene Heredia, stated that she will continue to serve on the F&G Committee and asked if she or anyone else can volunteer on other Committees.

Gina Gray, inquired about the request for resubmission of vehicle information to Management.

Lily Matini, voiced her concern regarding not having enough members for the Social Committee and asked if the funds expire if they do not get used by the end of the year.

IV. COMMITTEE REPORTS

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was present. Jeremy Scroggins stated the F&G Committee is focused on what they are going to propose in the Fiscal Year of 2022.

John Beyrent spoke on behalf of the Finance Committee. John Beyrent reported for the month of September a deficit was run in the amount of \$3,306.00 and for the first nine

months of 2021, a surplus was run in the amount of \$95,264.00 with no particular line items/variances sticking out for the month of September.

Brittini Abell, the Rules & Covenant Committee Chair, was present, still no quorum.

V. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with updates on the Management Operational Calendar for 2021.

Carol Bhatti mentioned Eagle Mat cleaned all the common area hallway carpet on October 5th and 6th.

Carol Bhatti reported a few cameras at the front desk area went down but AFA has repaired them and suggested upgrading the cameras.

Carol Bhatti stated Fairfax Fire Extinguisher checked all the extinguishers in the building and had to replace two of them.

Carol Bhatti mentioned Johnson Control will be conducting the bi-annual fire alarm inspection on October 27th starting at 8:00 am.

Carol Bhatti reported the majority of the new furniture was delivered for the Lobby and the chandeliers still need to be hung in the Lobby.

Carol Bhatti stated Ploutis Painting will resume painting the common hallways and doors starting the week of November 22nd.

Lastly, Carol Bhatti mentioned that Johnson Control completed the bi-annual sprinkler inspection.

VI. NEW BUSINESS

Infectious Disease Preparedness and Response Plan

The Board of Directors approved the adoption of the Infectious Disease Preparedness and Response Plan. Kathy Hill moved. Linda DeBerry seconded. All Approved.

Ratify Approval of the 2020 Taxes

The Board of Directors approved the ratification of the approval of the 2020 Tax Return. Linda DeBerry moved. Kathy Hill seconded. All Approved.

Classic Concierge Renewal

The Board of Directors approved the Classic Concierge Contract Renewal for two years. In the first year, there is a 3% increase for 2022 and a 2% increase for 2023. Kathy Hill moved. Eric Retzloff seconded. All Approved.

Committee Interest Forms

The Board of Directors approved the following Social Committee member to a 1-year term: Shirley Kwan-Hui. Zak McNamara moved. Kathy Hill seconded. All Approved.

The Board of Directors approved the following Social Committee member to a 1-year term: Lily Matini. Zak McNamara moved. Kathy Hill seconded. Eric Retzloff abstained, and the motion passed.

The Board of Directors approved the following Facilities and Grounds Committee member to a 1-year term: Jameson Helfrich. Zak McNamara moved. Kathy Hill seconded. All Approved.

The Board of Directors approved the following Rules and Covenant Committee member to a 1-year term: Jennifer Howard. Zak McNamara moved. Kathy Hill seconded. All Approved.

VII. UNFINISHED BUSINESS

Draft Budget

The Board of Directors motioned to approve Draft Budget A. Zak McNamara moved. Linda DeBerry seconded. Kathy Hill, Linda DeBerry, and Eric Retzloff opposed, and the motion did not pass.

The Board of Directors approved Draft Budget B. Zak McNamara moved. Kathy Hill seconded. (Who opposed?), and the motion passed.

VIII. EXECUTIVE SESSION

Zak McNamara, motioned to enter into Executive Session at 8:46 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 9:02 pm. Eric Retzloff, seconded. All Approved.

IX. ACTIONS TAKEN AFTER EXECUTIVE SESSION

The Board of Directors approved the Legum & Norman Management Contract Renewal which states Legum & Norman will be Midtown Alexandria's management service for three years. The first year there is no increase for 2022 and 3% increase for 2023 and 2024. Zak McNamara moved. Eric Retzloff, seconded. All approved.

X. ADJOURNMENT

The next meeting is scheduled for November 18, 2021.

A motion was made to adjourn General Session at 9:03 p.m. The motion was seconded and passed.