

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, January 21, 2020
7:00 PM
Cyber Café

BOARD MEMBERS PRESENT

Reuben Halsey, President
Zak McNamara, Vice President
John Beyrent, Treasurer
Kathy Hill, Secretary

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, Vice President, called the meeting to order at 6:22 p.m. Kathy Hill second the motion. All Approved.

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

Carol Bhatti, L&N, spoke to the Board of Directors regarding the 2019 Audit renewal contract for Johnson & Bremer.

The board discussed the 2019 audit proposals.

Reuben Halsey adjourned Executive Session at 6:58pm.

III. APPROVAL OF MINUTES

Reuben Halsey, Board President motioned to approve the December 10, 2019 minutes. John Beyrent, Treasurer second. All Approved.

IV. RESIDENT FORUM

A resident spoke regarding the lobby doors timer to be changed to 5 seconds instead of 10 seconds for safety reasons.

Reuben asked Management to have the lobby doors timer to be changed with DataWatch to 5 seconds instead of the 10 seconds.

Lennar came in to speak to the residents regarding the new condos that will be built this year next to Midtown Alexandria Station and what to expect this year regarding new development.

Another resident mentioned an issue that he had while he was away regarding the key track system being down during the holidays and how his pet sitter was not able to access his unit, because key track system was down.

Carol Bhatti, L &N, responded to the resident regarding the issue that occurred with the key track system on New Year's Eve, the battery needed to be replaced and that key track is back up and running.

Another resident asked what the building procedure is on handing out keys that are in the key track system.

Carol Bhatti, L&N, responded to the resident regarding the key track procedures, the keys that are in the system are only for emergencies. All residents must leave a back up key with the concierge if they have contractors or pet sitters that need access to their unit, all residents must either provide a request by email or fill out the contractor access forms, which should be turned into management.

Another resident mentioned the Huntington Metro late night construction that is still occurring late at night until 2am.

V. COMMITTEE REPORTS

Brittni Abell gave an update for the R&CC. There was a change within the committee, John Berlau has resigned from the committee. Their next meeting is scheduled for 1/28/20.

John Beyrent spoke for the Budget & Finance committee. He mentioned that the 2019 Financials will not be ready until late February.

Reuben Halsey spoke on behalf of the Social Committee. He stated that Colleen Ho, has resigned from being the chair of the social committee and that they appointed, Stephanie Flowers as the Social Committee new chair. He spoke about the upcoming super bowl party that will take place in the party room on 2/2/20.

Jeremy Scroggins gave an update for the Facilities & Grounds committee. He mentioned what was discussed in their first meeting, interior design changes, packages and security procedures that they would like to implement for Midtown in 2020.

VI. MANAGEMENT REPORT

Carol Bhatti, General Manager, gave the residents an update on the Northside Aeon unit is currently down. The Northside elevator 2 was down due failing cables. Otis has done the repairs and the elevator is back up running. The generator motor was replaced by Potomac Generator. Johnson Control replaced a leaking pipe in the garage.

The maintenance staff worked on a water leak in unit 619. Management brought in TWC to investigate the leak. The leak was due to a cracked sprinkler pipe above their kitchen ceiling. Our engineers cut a small 12x12 to have Johnson Control replace the pipe.

Management office will be closed on February 17, 2020 for Presidents Day.

VII. NEW BUSINESS

The contract for Planned Building Services was renewed. Kathy Hill motioned to approve the cleaning contract renewal with Planned Building Services. Second by Zak McNamara. Motion approved.

Kathy Hill motioned to approve the carpet cleaning contract with Eagle Mat and Floors. Zak McNamara Second, Motion approved.

Carol Bhatti, L&N, spoke to the board of the directors about the upcoming annual meeting to appoint committee member. Kathy Hill, motioned to approve John Mazzuchi, Mary Mazzuchi and Peter Celio for the annual meeting. Zak McNamara Second. Motion approved.

Reuben Halsey motioned to approve Johnson, Bremer and Ignacio as the 2019 Auditor. Second by Zak McNamara. Motion Approved.

VIII. UNFINISHED BUSINESS

Carol Bhatti, L&N, spoke to the board to the ratify 6" OS&Y valve on the domestic supply in pump room with All Plumbing. Kathy Hill motioned to approve. Zak McNamara Second. all approved.

VIII. ADJOURNMENT

The next meeting is scheduled February 18, 2020.

A motion was made to adjourn at 8:15p.m. The motion was seconded and passed.