

**REGULAR MEETING OF THE BOARD OF
DIRECTORS
Midtown Alexandria Station Condominiums
Thursday June 16, 2022
7:00 PM
Phone Conference**

BOARD MEMBERS PRESENT

Linda DeBerry, President
Kathleen Hill, Vice President
John Beyrent, Treasurer
Kristi Omundson, Secretary
Arlene Heredia Ocasio, Director

DIRECTORS ABSENT

MANAGEMENT PRESENT

Carol Bhatti, General Manager

MANAGEMENT ABSENT

Tray Plazyk, Portfolio Manager

I. EXECUTIVE SESSION

Linda DeBerry motioned to enter Executive Session at 6:30 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 6:56 pm. Kathy Hill, seconded.

All Approved.

II. CALL TO ORDER

Linda DeBerry called the meeting to order at 7:01 pm.

III. APPROVAL OF MINUTES

Linda DeBerry motioned to approve the May 19, 2022, BOD meeting minutes. Kathy Hill, Vice President seconded. All Approved.

IV. RESIDENT FORUM

Lily Matini asked about the timeline for pothole repairs.

Arnold Pachtman asked about the leak in the party room being related to a water heater.

Residents asked about new security measures in the garage.

John Sannar mentioned the carpet on garage entrance floors is showing wear and tear.

Sharlene Croteau asked about the Preventive Maintenance Resolution.

V. COMMITTEE REPORTS

Social Committee

Lily Matini, Chair of the Social Committee, expressed that the committee was happy with the turnout of the pool party. They did not meet quorum so there was no meeting this month.

Facilities & Grounds Committee

Marc Dixon, Chair of the Facilities & Grounds Committee, there are a few different proposals F&G is obtaining. EV charging stations in the garage and security measure for the building and garage. The committee is still working on finalizing proposals.

Budget & Finance Committee

John Sannar, Committee Chair of the Budget & Finance Committee. The committee is currently working on the budget.

Rules & Covenant Committee

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

VI. MANAGEMENT REPORT

Carol Bhatti mentioned that Management has received a proposal to replace some of fitness equipment: a treadmill, a decline bench, and a chin assist for the price of \$13,081.42.

Ms. Bhatti reported the estimated date for the new outgoing garage door to be shipped is August 12, 2022. No date for install.

Ms. Bhatti stated Ploutis Contracting has finished painting stairwells A & C. She mentioned the pool opened May 28, 2022.

Carol Bhatti stated the Reserve Study will take place in 2023. She is working on proposals.

Carol Bhatti received a proposal for Hann & Hann to repair the outside garage wall for \$15,434.00.

Lastly, Ms. Bhatti mentioned that Arlington Screen Repair will be onsite May 28, 2022 for any owner who wishes to repair their window screens.

VII. NEW BUSINESS

Outside Garage Wall Repair

The Board of Directors approved the proposal from Hann & Hann Construction or the overflow scupper water management to repair the wall next to the garage door for \$15,434.00.

New Board Member

The Board approved to appoint Arlene Heredia Ocasio as Director at Large.

VIII. UNFINISHED BUSINESS

The Board ratified the vote by email on the proposal from Air Plus to approve replacement of the HVAC in the party room with 5 Ton R410A Carrier unit for \$15,295.00.

VIII. ADJOURNMENT

The next meeting is scheduled for July 21, 2022.

A motion was made to adjourn General Session at 7:32 pm. The motion was seconded and passed.