

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Thursday, July 15, 2021
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

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

DIRECTORS ABSENT

None.

MANAGEMENT PRESENT

Carol Bhatti, General Manager

MANAGEMENT ABSENT

Tracy Plazyk, Community Manager

I. EXECUTIVE SESSION

Zak McNamara, Board President, called the meeting to order at 6:15 pm.

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

Zak McNamara adjourned Executive Session at 6:25 pm.

II. CALL TO ORDER

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

III. APPROVAL OF MINUTES

Linda DeBerry, Vice President, motioned to approve the June 17, 2021, BOD meeting minutes., Kathy Hill, Secretary second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

Arnold Pachtman, inquired about the recent garage lighting install stating noticed two lights not completed. Ms. Bhatti said both were completed on Monday, July 12.

V. COMMITTEE REPORTS

Stephanie Flowers, Chair of the Social Committee, was not present. No new updates to present to the Board.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was present. No new updates to present to the Board.

John Beyrent spoke on behalf of the Finance Committee. John Beyrent stated the June financial statements are not complete yet therefore nothing to report. John Beyrent mentioned that the Finance Committee is trying to hold a virtual Budget and Finance Committee meeting every Tuesday before the Board of Directors meeting. Lastly, John Beyrent asked the Board where they stand on the decision of putting a portion of the Replacement Reserves in an S&P 500 Index Fund; the discussion was deferred until the next Budget and Finance Committee meeting.

Brittni Abell, the Rules & Covenant Committee Chair, was not present. No new updates to present to the Board.

VI. MANAGEMENT REPORT

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

Carol Bhatti stated Management has started working on the budget for the 2022 Budget for the Finance Committee.

Carol Bhatti mentioned that there will be an elevator inspection completed in August.

Carol Bhatti reported the window cleaning was completed the week of June 21st.

Carol Bhatti stated that Air Plus has completed the LED lighting project in the garage.

Lastly, Carol Bhatti stated as a reminder that Residents are permitted 10 overnight parking passes each month.

VII. NEW BUSINESS

Front Door-Fedlock Proposal

The Board of Directors approved the Fedlock Proposal at a total cost of \$4,147.78. Zak McNamara moved. Linda DeBerry seconded. All Approved.

VIII. UNFINISHED BUSINESS

No unfinished business.

IX. ADJOURNMENT

The next meeting is scheduled for August 19, 2021.

A motion was made to adjourn General Session at 7:51 p.m. The motion was seconded and passed.