

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station Condominiums
Thursday, May 19, 2022
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

Linda DeBerry, Interim President
John Beyrent, Treasurer
Kathleen Hill, Secretary

BOARD MEMBERS ABSENT

MANAGEMENT PRESENT

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

MANAGEMENT ABSENT

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Linda DeBerry, Interim President, motioned to approve the April, BOD meeting minutes. Kathy Hill, Secretary seconded. All Approved.

III. RESIDENT FORUM

A Resident asked about a safety concern in the garage. Management confirmed that three cars were stolen from the parking garage. Fairfax County Police has all on the information, evidence and footage. Fairfax County stated Midtown was not the only property in the area that was affected.

IV. COMMITTEE REPORTS

Social Committee - Lily Matini, Committee Chair

- Mentioned the pool party on 5/28.
- She asked for volunteers to help during the event.
- Committee members are excited at the number of residents that had RSVP'd.
- They will be working on getting more events together, post-pandemic.

Facility & Grounds Committee - Marc Dixon, Committee Chair

- He mentioned the carpet for the common area has been purchased. Due to supply chain, August is the estimated delivery date.
- Stairwell A & C painting is complete.
- Getting proposals for security upgrades, adding cameras and updating software.
- Getting proposals for EV charging stations for the garage
- Looking into other residential communication platforms such as Building Link
- Got pricing for exterior brick work

Budget & Finance Committee - John Sannar, Committee Chair was absent. John Beyrent, Treasurer presented.

- \$26,169 surplus – repairs and maintenance cost were lower for the month

Rules & Covenant Committee - Brittini Abell, Committee Chair

- May meeting was not held, did not have quorum

V. MANAGEMENT REPORT

- Classic Concierge will host a “Meet & Greet” happy hour for all residents.
- DPOR business license has been renewed.
- Management had conference call with ChargePoint EV.
- Getting estimates for updating the fitness equipment.
- Havtech installed new control boards in RTU #2 & #3.
- Bi-Annual flowers were planted by Level Green.
- Management office will be closed Monday, June 6 for a mandatory conference.
- Pool light timers are set to go off at 11pm.
- Pool opening is May 28, 2022. Social committee will hold a pool party.
- Window cleaning was completed.
- Window Screen replacement, Screenmobile offers resident screen replacements.

VI. NEW BUSINESS

Linda DeBerry moved to approve to extend the pool season two (2) additional weekends in September 2022 for the rate of \$750.00 each additional weekend for a total of \$1,500.00. Kathy Hill seconded, all approved.

Linda DeBerry move to approve the proposal from Heart National Corporation for garage power washing for the total of \$5,900.00 plus a \$5.00 environmental cost recovery fee. John Beyrent seconded, all approved.

Linda DeBerry, motion to approve Kristi Omundson as an appointed board member. Kathy Hill seconded, all approved.

VII. UNFINISHED BUSINESS

Bulk Trash, Facility and Ground & Rules Committees need to finalize new rules and regulations for the resident’s bulk trash.

VIII. EXECUTIVE SESSION

Linda DeBerry motioned to enter into 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 6:53pm. Kathleen Hill, seconded. All Approved.

X. ADJOURNMENT

The next meeting is scheduled for June 16, 2022.

A motion was made to adjourn General Session at 7:43 pm. The motion was seconded and passed.