

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, September 17, 2019
7:00 PM
Cyber Café'

BOARD MEMBERS PRESENT

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

DIRECTORS ABSENT

None

MANAGEMENT PRESENT

Carol Bhatti, General Manager & Minute Taker
Julia Smith, Portfolio Manager
Sacha White, Assistant Manager

MANAGEMENT ABSENT

None.

I. EXECUTIVE SESSION

Reuben Halsey, Board President, called the meeting to order at 6:15 p.m. Ms. Kathy Hill second the motion. All Approved.

Julia Smith, L&N, let Board of Directors know the audit was completed. Mr. Beyrent will need to sign the Representation Letter.

L&N will be sending Midtown Alexandria \$13,297.00 for 16 Resales that were miscommunicated in the transition.

II. CALL TO ORDER

Mr. Halsey called the meeting to order at 7:03 p.m.. Mr. McNamara second. All Approved.

III. APPROVAL OF MINUTES

Ms. Hill motioned to approve the August 20, 2019 minutes. Ms. Bhatti requested the date be changed to the correct August date. Correct date of August 20, 2019 noted for minutes and changed. Ms. Hill motioned to approve the minutes with the corrected date. Ms. George second. All Approved.

IV. OPEN FORUM

Mr. Halsey spoke to the committee regarding Management completing a lot since the transition in February.

Mr. Halsey spoke to the residents regarding the drain project. Amtek & All Plumbing were here to answer questions by residents on the drain project.

Phil Suslick, unit 208, asked for Amtek & All Plumbing to look at the pipes in his unit. He stated his pipes did not run like the rest of the building. Management will set up a time with them to do so.

Management verified residents with keys in KeyTrak. Explained "Right of Access" per the Bylaws to Owners.

Resident in unit 514 asked that Management also look into his unit. Said previous engineers cut and duck taped his pipe. Management will have current engineer look at this.

V. COMMITTEE REPORTS

There was no representation from the R&CC Committee nor the Facilities & Grounds.

Mr. Halsey spoke for the Social Committee. He told the community there would be a Happy Hour on 9/16/19 in the Cyber Café.

Mr. Beyrent spoke for the Budget Committee. He let the community know there is currently a surplus in the budget. The budget will be due and approved by 10/15/19.

VI. MANAGEMENT REPORT

- Bike Audit will start October 1, 2019.
- Booster Pumps were PM'd by STH.
- Drain Project will start on 9/16/19 with cleanouts on 6th & 13th floors.
- Personal Safety Awareness will be set up with Fairfax Police in October

VII. NEW BUSINESS

The Board approved a new R&CC Committee Member, John Berlau. Ms. George approved. Ms. Hill second. All Approved.

VIII. UNFINISHED BUSINESS

This was discussed in Open Forum.

X. ADJOURNMENT

The next meeting is scheduled October 15, 2019. A motion was made to adjourn at 7:33 p.m. The motion was seconded and passed.