

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, July 21, 2020
7:00 PM
Phone Conference

BOARD MEMBERS PRESENT

Zak McNamara, Interim Board President
John Beyrent, Treasurer
Kathy Hill, Secretary
Linda DeBerry, Director

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 6:19p.m. John Beyrent second the motion. All Approved.

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

Zak McNamara adjourned Executive Session at 7:02pm.

II. CALL TO ORDER

Zak McNamara called the meeting to order at 7:03pm.

III. APPROVAL OF MINUTES

Zak McNamara motions to amend the June 16, 2020 Minutes to include the financial session.

John Beyrent, Treasurer, motioned to approve the June 16, 2020 minutes. Kathy Hill, Secretary, second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

Resident Gregory Smith asked the Board of Directors about the grills opening. Mr. Smith stated he has posted his questions on TownSq, but he has not gotten the answers he was looking for. He also noticed that the upstairs bathrooms and water

fountains were shut down after he had said something to management about why they were still open.

Zak McNamara responded that the grill and pool area was shut down due to be a liability for the HOA insurance. He stated they would have to be properly monitored and more staff will be required to ensure proper cleaning.

Mr. Smith asked management why were the down stairs restrooms still open. He didn't understand why the restrooms upstairs were closed and why is the Cybercafé is still open? Carol Bhatti responded the restrooms were left open because we have staff members that need access to them.

Carol Bhatti stated that after speaking with the property attorney that he advised that it was ok to leave the Cybercafé was left open only of people were practicing proper social distancing and it was being properly monitored.

Resident DJ Arnoldo, asked the Board of Directors, on the status of the structural crack in the stairwell? And if they hired a structural engineering company?

Zak McNamara responded that the Board of Directors has been working closely with management to resolve this issue. Management is currently working with a structural company to provide us with a proposal for the structural repairs.

Resident Oryza Astan, asked the Board of Directors and management if they could enforce a mask rule at Midtown Alexandria Station, especially in the high traffic-areas. He has noticed many residents, delivery personnel and building guest roam through these areas without a facemask on. Management has put up signs through the common areas and the staff members are all wearing facemasks while they are working onsite. We cannot force residents, guest or delivery personnel to wear mask, since it is not a mandated requirement in the state of Virginia.

Resident Harry Corley asked if the Cybercafe' was being cleaned more often during COVID and is the Board of Directors putting the associations insurance in Jeopardy by having the concierge staff intervene if an incident occurs.

Carol Bhatti responded that the Cybercafe' is being cleaned throughout the course of the day continuously. The cleaning team has a scheduled one team member dedicated to the first-floor common areas for 4 hours in the morning an additional 1hour after their lunch.

Resident Eliana Torres asked the Board of Directors on what were the procedural step to propose an amendment to the Bylaws regarding the nonrefundable moving fee. She wanted to get information regarding the move in fee and when was this voted in the Bylaws.

John Beyrent responded to resident Eliana Torres that the nonrefundable moving fee explanation is in the Midtown Alexandria Handbook, a revision was conducted 4 years ago, voted on by the Board of Directors.

Resident Gina Gray asked the Board of Directors on the status of the pool pipe repair and the status on the common drain elements.

Carol Bhatti, responded to resident Gina Gray, that Management has provided the Board of Directors with 2 proposals on the repairs of the pool, which the Board of Directors will approve after reading them.

Resident Eliana Torres asked for a motion from the Board of Directors to amend the handbook nonrefundable fee.

Zak McNamara, responded to resident Eliana Torres, that she cannot motion the Board to amend the nonrefundable move in fee, he advised Ms. Torres to reach out to the Rules Committee for a revisal of the handbook regarding the nonrefundable move in fee. The Rules Committee will submit it to the management office, to go through the proper protocol to get this amended out of the handbook.

V. COMMITTEE REPORTS

Carol Bhatti, spoke on behalf of the Social Committee, they are currently looking for a new freezer and having a vendor come out to provide an additional electrical outlet in the social committee closet. The next social committee will be on July 29th at 7pm via zoom link. They are planning another event either August or September. Some of their ideas are a grab and go, smoothie bar, or food truck.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, had a meeting via zoom link on July 20th. The topics they discussed were: nonrefundable moving fee, electrical car parking, COVID-19 concerns, Cybercafe', security, cameras, packages, unregistered bikes and conducting a building survey about the use of the cybercafe'.

Brittni Abel, the Rules & Covenant Committee Chair, was on the call but could not be heard.

John Beyrent spoke on behalf of the Finance Committee, ran a surplus for the month of June \$12,500, brings the year Midtown Alexandria Budget to \$10,787.00. The committee will begin the development of the 2021 budget in August next month, several meetings will be conducted throughout the month.

VI. MANAGEMENT REPORT

Carol Bhatti provided the Board of Directors with updates on the management operational calendar.

Midtown has had a few hot water heater leaks. Management has posted on TownSq regarding maintenance and buying a water heater bug detector.

Management is currently still working with the food trucks to come to Midtown throughout the summer.

Office hours currently are 8am-5pm. Management is only working from home one day a week.

Piggybacking has become an issue at Midtown, signs have been put up “No public restrooms” at the main entrances. The Huntington side has been an issue with people trying to access the public restrooms. Management has also spoken to the concierge regarding watching the cameras and screening people coming in and asked that every visitor and contractor must sign in.

Staff vacations: Rey is off July 20th – August 4th, 2020. Carol is on Vacation from August 6 -10, 2020. Sacha is off on August 7, 2020.

VII. NEW BUSINESS

Annual Meeting will be held in September in Virtual Meeting

VIII. UNFINISHED BUSINESS

Pool Fountain/pipe issues (Discussion) (Board of Directors not ready to Vote)
Garage inspection proposals for the Board of Directors to review proposals

VIII. ADJOURNMENT

The next meeting is scheduled August 18, 2020.

A motion was made to adjourn at 7:50 p.m. The motion was seconded and passed.