

REGULAR MEETING OF THE BOARD OF DIRECTORS
Midtown Alexandria Station
Tuesday, February 16, 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
John Halfhill, Acting Portfolio Manager

MANAGEMENT ABSENT

Sacha White, Assistant 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 6:56 pm.

II. CALL TO ORDER

Zak McNamara called the meeting to order at 7:00 pm.

III. APPROVAL OF MINUTES

Zak McNamara, President motioned to approve the January 19, 2021 BOD meeting minutes. Kathy Hill, Secretary, second. All Approved.

IV. RESIDENT FORUM

Zak McNamara opened resident forum.

John Sannar, inquired about additional security measures in the garage.

V. COMMITTEE REPORTS

Stephanie Flowers, Chair of the Social Committee, was present. She stated the Super Bowl grab and go was a success and 32 Residents showed up. Stephanie Flowers stated the virtual Ireland visit/tour is booked and is scheduled for March 14th from 7:30PM-8:30PM.

Jeremy Scroggins, Chair of the Facilities & Grounds Committee, was present. Jeremy Scroggins stated the committee has been very busy and the main projects the Committee is focused on currently is the painting proposals for the common areas, furniture updates, and security proposal-solution to the garage issue.

John Beyrent spoke on behalf of the Finance Committee. He mentioned that the end of the year statements will probably not be ready until March. No new updates to present to the Board.

Brittini Abel, 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 that on February 10th the fob in the loading dock was installed and it is now a secure access.

Carol Bhatti stated that on February 4th Dryy Cleaning placed a small dry-cleaning locker in the lobby for contactless handling of dry cleaning for the Residents.

Carol Bhatti reported that on February 17th and 18th from 9am-3pm the fire alarm and sprinkler testing will be completed. Also, Carol Bhatti mentioned that on February 22nd the elevator and generator testing will be completed.

Carol Bhatti mentioned that Management had an insurance call with USI on February 9th from 5pm-6pm to go over the master insurance policy, HO6, and HO4 coverage.

Carol Bhatti stated that All Plumbing is offering a plumbing inspection on bathrooms, kitchens, laundry areas, and hot water heaters for \$78.00; this saves on water leaks.

VII. NEW BUSINESS

Harmony Ponds Lobby Fountain Assessment Proposal

The Board of Directors decided to defer the discussion regarding the Harmony Ponds Lobby Fountain Assessment Proposal until further information is provided.

TrashMasters Proposal

The Board of Directors approved the TrashMasters Proposal to repair the T-1 steel floor in compactor at a total cost of \$3,484.20. Zak McNamara motioned to approve. Linda DeBerry second. All approved.

Insurance Renewal Proposal

The Board of Directors approved the Berkley Luxury insurance renewal proposal as Midtown Alexandria's Insurance Company with an annual premium cost of \$87,252. Zak McNamara motioned to approve. Kathy Hill second. All approved.

VIII. UNFINISHED BUSINESS**Ratify Johnson Control Replacement of Backflow Preventer**

The Board of Director's ratified the Johnson Control replacement of the backflow preventer for \$7,688. Zak McNamara motioned to approve. John Beyrent second. All approved.

VIII. ADJOURNMENT

The next meeting is scheduled March 16, 2021.

A motion was made to adjourn General Session at 7:56 p.m. The motion was seconded and passed.