

**MINUTES OF THE BOARD OF DIRECTORS MEETING
PARKFAIRFAX CONDOMINIUM
3360 Gunston Road
Alexandria, VA 22302**

November 19, 2011

ATTENDANCE

Directors Present: Barbara Turpyn, President ; Kathy Schramek, Treasurer (arrived at 9:05 a.m.); Alice Cave, Secretary; Dave Bush; Robert Joynes;; Robin Woods (arrived at 9:05 a.m.); Richard Moha and Cindy Engelhart (arrived at 9:20 a.m.), Directors.

Directors Absent: Mshyka Davis-Smith

Others Present: George Gardner, General Manager; Brian Barnard, Director of Maintenance; and Sarah Clark, Assistant General Manager

CALL TO ORDER

Ms. Turpyn called the November 19, 2011 meeting of the Parkfairfax Board of Directors to order at 9:00 a.m.

APPROVAL OF AGENDA

- (R) **MOVED** by Ms. Cave, **SECONDED** by Mr. Joynes to approve the agenda. The motion passed unanimously (5-0-0). (*Ms. Schramek and Ms. Woods had not yet arrived*).

RESIDENT FORUM

A resident asked if building 302 had the asbestos fully abated in the crawlspace. Mr. Gardner informed the resident that the crawlspace was not fully abated.

BOARD DISCUSSION

Ms. Turpyn announced that the purpose of this meeting was to establish a timetable and answer questions regarding the Asbestos Working Group Report.

After much discussion, the Board of Directors agreed that the asbestos abatement plan recommended in the Asbestos Working Group Report is not warranted at this time. Parkfairfax has not been required by any government body to remove the asbestos and there has never been a documented health problem resulting from the presence of asbestos in the community. Additionally, the community is faced with more immediate financial needs at this time, particularly with regard to building settlement issues.

In addition, asbestos abatement will continue when necessitated by individual circumstances where asbestos treatment is required to affect repairs such as building settlement work and ceiling detachments. The Board also intends to develop a long range plan for asbestos removal, o include the identification of funding sources as part of the overall budgeting needs of the Association.

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The Board is continuing to review the current asbestos policy and expects to amend that policy to reflect the latest information developed by the Asebestos Working Group. The Board established the January 2012 Board meeting as the target for approving the revised policy. In the interim, the current policy remains in effect. These decisions will be confirmed at the December 14th Board of Directors meeting.

EXECUTIVE SESSION

(R) MOVED by Ms. Cave, SECONDED by Mr. Moha: to recess the Open Session and convene an Executive Session to discuss contracts and legal matters. The motion passed unanimously (8-0-0).

After coming out of Executive Session, the Board agreed to have Management replace the Covenants Director position at the current salary and benefits.

ADJOURNMENT : 11:00 a.m.