

APPROVED

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

**Regular Meeting
April 23, 2014**

ATTENDANCE

Directors Present: Lyle Drew, President; Ralph Heinze, Vice President; Rich Moha, Secretary; Randy Sparks, Treasurer; and Kathy Schramek, Anna Fernezian, Jarrod Grimsley and Robin Woods; Directors.

Directors Absent: Dave Bush, Director.

Others Present: Mark Miller, General Manager; Sarah Clark, Assistant General Manager; Nick Mazarella, CMC President; Richard Kuziomko, CMC Division Director, Maureen Burns, CMC Portfolio Manager; Brian Barnard, Director of Maintenance; and Recording Secretary, Maura Roll.

CALL TO ORDER

Mr. Drew called the April 23, 2014 meeting of the Parkfairfax Board of Directors to order at 7:00 p.m.

APPROVAL OF AGENDA

- (R) **MOVED** by Ms. Fernezian, **SECONDED** by Mr. Moha to add the date of the August retreat to the agenda and approve the agenda as amended. The motion passed unanimously (8-0-0).

ELECTION OF OFFICERS

- (R) **MOVED** by Ms. Schramek, **SECONDED** by Mr. Heinze to nominate Mr. Sparks as Treasurer of the Board of Directors. The motion passed (7-0-1). Mr. Sparks abstained.
- (R) **MOVED** by Ms. Fernezian, **SECONDED** by Mr. Sparks to nominate Mr. Moha as Secretary of the Board of Directors. The motion passed unanimously (8-0-0).

- (R) MOVED by Ms. Schramek, SECONDED by Mr. Grimsley to nominate Mr. Heinze as Vice President of the Board of Directors. The motion passed (7-0-1). Mr. Heinze abstained.**
- (R) MOVED by Ms. Schramek, SECONDED by Ms. Woods to nominate Mr. Drew as President of the Board of Directors. The motion passed (7-0-1). Mr. Drew abstained.**

ALEXANDRIA POLICE REPORT

Officer Fromm reported that the last month has been quiet. Officer Fromm reported that an incident in the neighborhood included a stolen laptop. A resident was unloading valuables from his vehicle when his laptop was confiscated. Officer Fromm also that a prescription drug-turn in will take place on Saturday, April 26, 2014.

APPROVAL OF THE MINUTES

- (R) MOVED by Mr. Moha, SECONDED by Ms. Fernezian to approve the minutes of the March 12, 2014 Board meeting as amended. The motion passed (7-0-1). Mr. Grimsley abstained.**
- (R) MOVED by Mr. Moha, SECONDED by Ms. Schramek to approve the minutes of the March 19, 2014 Board meeting as presented. The motion passed (7-0-1). Mr. Grimsley abstained.**

RESIDENT FORUM

Resident inquired about construction cost breakdown for building 849. Mr. Drew reviewed three involved parties: Avon Corporation, Hann & Hann and SRG.

Mr. Mike Shelby reported frustration with not knowing where he can contribute to the discussion regarding building 849. Mr. Shelby reported a disconnect in communication with the different parties involved. Mr. Drew informed Mr. Shelby to communicate directly with General Manager.

COMMITTEE REPORTS

Finance Committee: Ms. Schramek reported that a meeting was held on April 21, 2014 and a meeting report was provided for the Board's review.

Activities Committee: Committee meeting was held on April 1, 2014 and a meeting report was provided for the Board's review.

Green Spaces Committee: Ms. Woods inquired about the landscape director. Mr. Drew reported that a decision has not yet been made regarding a landscape director. Now that Mr. Miller has joined the management team and has had some time to settle in, the landscaping director topic will be revisited at May Board meeting.

Recreation Committee: Committee member reported that the newer treadmill needs to be replaced due to safety and malfunctioning issues.

EXECUTIVE SESSION

- (R) At 7:30 p.m., the Board unanimously voted to approve a Motion made by Mr. Sparks and Seconded by Mr. Heinze, to recess the Open Session and reconvene in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection (C) of Section 55-79.75 of the Code of Virginia.**

OPEN SESSION:

- (R) At 7:32 p.m., the Board voted to approve a Motion made by Mr. Drew and Seconded by Ms. Schramek to recess the Executive Session and reconvene in Open Session to vote on the five highlighted areas in the meeting's Executive Session agenda. The motion passed (7-0-0)**
- (R) MOVED by Ms. Schramek, SECONDED by Mr. Heinze to vote and discuss the personal legal issue. The motion passed (7-1-0). Mr. Moha opposed.**
- (R) MOVED by Mr. Drew, SECONDED by Mr. Heinze to address collection issues, deliberation and possible votes that could come out of that discussion. The motion failed (3-5-0). Mr. Moha, Mr. Sparks, Mr. Grimsley, Ms. Woods and Ms. Fernezian opposed.**
- (R) MOVED by Mr. Drew, SECONDED by Mr. Sparks to address the delinquency report, deliberate and vote on any action that may come out of that discussion. The motion failed (4-4-0). Mr. Moha, Mr. Sparks, Mr. Grimsley and Ms. Fernezian opposed.**
- (R) MOVED by Mr. Drew, SECONDED by Ms. Fernezian to address the waiver requests, deliberate and vote on any action that may come out of that discussion. The motion failed. (1-7-0). Mr. Moha, Mr. Sparks, Mr. Grimsley, Ms. Fernezian, Ms. Woods, Mr. Heinze and Ms. Schramek opposed.**

- (R) **MOVED by Mr. Drew, SECONDED by Ms. Fernezian to address temporary personnel hires, deliberate and vote on any action that may come out of that discussion. The motion failed (4-4-0). Mr. Moha, Mr. Sparks, Mr. Grimsley and Ms. Schramek opposed.**

EXECUTIVE SESSION:

- (R) **At 7:43 p.m., the Board unanimously voted to approve a Motion made by Ms. Schramek and Seconded by Ms. Fernezian, to recess the Open Session and reconvene in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection (C) of Section 55-79.75 of the Code of Virginia.**
- (R) **At 8:15 p.m., the Board unanimously voted to approve a Motion made by Mr. Drew and Seconded by Ms. Fernezian, to recess the Executive Session and reconvene in Open Session.**

OPEN SESSION:

- (R) **MOVED by Mr. Drew, SECONDED by Ms. Schramek to approve the settlement in the amount of \$7000 for the legal matter reviewed in Executive Session and discuss financial responsibility with CMC within 30 days. The motion passed (7-1-0). Mr. Moha opposed.**

MATTERS FOR BOARD DECISION

Bldg 849 Engineering Settlement Repairs:

Mr. Kipp Gaynor from Structural Rehabilitation Group reviewed further needed project work and financial breakdown.

- (R) **MOVED by Mr. Drew, SECONDED by Mr. Sparks to authorize further building settlement repairs to building 849 not to exceed \$51,000 with funds to come from GL 3280, Reserve Expenditures. The motion passed unanimously (8-0-0).**

3617 Gunston Central HVAC Installation (Trapodi):

Mr. Kipp Gaynor from Structural Rehabilitation Group reported that the Central HVAC installation at 3617 Gunston not to be in compliance with the Installation Specifications in effect at the time of the Trapodi Covenants. The CMC recommendation is to require installation in accordance with the installation specifications. The Board discussed CMC's recommendation and directed the resident to pursue a solution to include moving the HVAC in order to meet specifications.

Resolution for Ad Hoc Management Search Committee:

- (R) **MOVED** by Ms. Schramek, **SECONDED** by Mr. Moha to approve creating a management search committee, the schedule as amended to be reviewed at June's Board meeting. The motion passed (7-1-0). Mr. Drew opposed.

The Board discussed soliciting committee volunteers in May and June's newsletters. Committee members will be required to submit resumes and interviews will be conducted with the Board of Directors.

March Reserve Expenditures:

- (R) **MOVED** by Mr. Drew, **SECONDED** by Ms. Schramek to approve March 2014 Reserve Expenditures in the amount of \$147,456.75 with funds to come from GL 3280. The motion passed (6-0-2). Mr. Grimsley and Mr. Moha abstained.

Exercise Facility Treadmill:

- (R) **MOVED** by Ms. Schramek, **SECONDED** by Ms. Woods to approve the purchase of one Platinum Club Treadmill in the amount of \$5,399 plus tax or to negotiation the purchase of two treadmills not to exceed the amount of \$10,000 with funds to come from General Ledger Account 3280, Reserves. The motion passed (7-1-0). Mr. Moha opposed.

Liaison to Board for Union Contract Negotiation:

- (R) **MOVED** Mr. Drew, **SECONDED** by Mr. Heinze to approve the appointment of Barbara Turpyn to continue to in contract negotiations on behalf of the Board with the Employee union with the proviso that she provide the Board President with e-mail updates of the negotiating meetings with the Union. The motion did not pass (0-6-2). Mr. Moha, Ms. Schramek, Mr. Sparks, Mr. Heinze, Ms. Fernezian and Mr. Grimsley opposed. Mr. Drew and Ms. Woods abstained.
- (R) **MOVED** by Mr. Drew, **SECONDED** by Mr. Sparks to extend the meeting at 10:00 p.m. for an additional 45 minutes. The motion passed (7-1-0). Mr. Moha opposed.

August Retreat:

(R) **MOVED** by Mr. Moha, **SECONDED** by Mr. Drew to approve holding the 2014 strategic planning meeting on Saturday, August 16, 2014. The motion passed (7-0-1). Mr. Grimsley abstained.

EXECUTIVE SESSION

(R) **At 10:29 p.m., the Board unanimously voted to approve a Motion made by Mr. Drew and Seconded by Ms. Schramek to recess the Open Session and reconvene in Executive Session to discuss personnel, legal or contractual matters, as permitted by subsection (C) of Section 55-79.75 of the Code of Virginia.**

OPEN SESSION:

(R) **At 10:59 p.m., the Board unanimously voted to approve a Motion made by Mr. Drew and Seconded by Ms. Fernezian, to recess the Executive Session and reconvene in Open Session.**

ADJOURNMENT: 11:00 p.m.

ADOPTED AT THE MAY 21, 2014 BOARD MEETING

Respectfully Submitted,

Rich Moha, Association Secretary

(Date)

Attested By: _____
(Name)

(Date)