

**PARKFAIRFAX CONDOMINIUMS
MINUTES OF THE SPECIAL BOARD OF DIRECTORS
VIRTUAL MEETING**

**July 2, 2020
3360 Gunston Road:
Alexandria, VA 22030**

ATTENDANCE:

Directors Present: Scott Buchanan, President; Susan Cox, Vice President; Nick Soto, Secretary; Dan Courtney, Treasurer; Robin Woods, James Konkol, Maria Wildes, Dave Bush and Jeff Lisanick, Directors.

Others Present: Mark Miller, General Manager; Dana Cross, Assistant General Manager & Covenants Director and Donna Young, Recording Secretary

CALL TO ORDER:

President Buchanan called the Special Meeting to order at 7:03 p.m.; and welcomed everyone to the meeting.

APPROVAL OF THE AGENDA:

(R) MOVED by Mr. Buchanan to accept the agenda as submitted. The Agenda was accepted by UNANIMOUS Consent.

RESIDENTS FORUM:

Homeowner shared that the decision to open the pools is truly dangerous. Homeowner stated that Parkfairfax needs to come together to eliminate COVID19.

Homeowner shared his concerns stating that this is a public health matter that impacts the community; that he does not support opening the pools at this time.

POOL DISCUSSION:

Mr. Buchanan thanked Mr. Mark Miller, Mr. Nick Soto, and Mr. Paul Friedman and others who have been very involved and for their efforts in looking at options and providing solutions. Mr. Buchanan further shared that reaching out to homeowners and soliciting feedback is very important and that members of the Board and the community take this discussion item and discussion very seriously to include the merits of it and the risks as well as to hear the owners desired outcome.

Mr. Buchanan shared that the related materials/documents are provided on the website for reference.

Mr. Friedman provided an overview of community concerns postponing opening the pools and the gym. Mr. Friedman also shared that one of the concerns was making the pools available for

children. Mr. Friedman also spoke on liabilities, time frames, safety, postponing guests from entering the pool area, etc.

The Board also shared their concerns, comments, and asked questions such as: the pool should be accessible to everyone; what are the legal risks with providing waivers as a requirement for entering the pool; why recess pool activities every 90 minutes instead of every 60 minutes (because every 60 minutes will require additional cleaning costs); concerns regarding legal risks and vulnerability; which pools will open, etc.

Mr. Buchanan proceeded and directed attention to the Draft COVID-19 Pool Proposal; Mr. Buchanan reviewed the Proposal in detail for the purpose of discussion. The Proposal addressed areas of concern such as Hours and Capacity, Access and Registration; Resident Requirements; Cleaning Protocols, and additional considerations. Upon the conclusion of Mr. Buchanan's overview discussion commenced.

Mr. Courtney proposed that the Board be provided weekly updates as to how things are progressing, any issues that have occurred and attendance levels at the pool(s), which will help the Board monitor the progress. Ms. Cox concurred with the idea of having weekly checkups and stated that upon approval that this be written in the documents. Mr. Buchanan shared that the proposal addresses the key elements that the state requires.

MOTION TO EXTEND THE MEETING 30 MINUTES:

(R) MOVED by Mr. Bush, SECONDED by Mr. Courtney, to extend the meeting 30 minutes. The motion passed unanimously (9-0-0).

GYM DISCUSSION:

Mr. Buchanan reviewed the Draft COVID Gym Proposal and provided his comments addressing the matter. The Board and Management discussed the matter. Subject matters were raised such as social distancing, safety issues, equipment usage, etc. Mr. Soto, and Mr. Bush each shared that they are not comfortable with the Gym opening. Mr. Buchanan shared that the gym area is a very challenging space above and beyond the pool to maneuver reasonably and practice an appropriate level of safety.

MANAGEMENTS RECOMMENDATION:

Mr. Miller provided his recommendation regarding the opening of the pool and the Gym. He strongly stated that he is not comfortable with opening the facilities. It will be a lot on the Association and the exposure to COVID-19 would be greater. In conclusion Mr. Buchanan called the matter to a vote.

MOTION TO EXTEND THE MEETING 15 MINUTES:

(R) MOVED by Mr. Bush, SECONDED by Mr. Soto, to extend the meeting 15 minutes. The motion passed (8-1-0). Ms. Cox opposed.

NOTE: Ms. Cox left the meeting at 8:15 p.m., bringing the number of board members present to six (6).

MOTION:

- (R) **MOVED** by Ms. Wildes. **SECONDED** by Mr. Bush, to not open the Pool or the Gym facilities at this time. The mater will be revisited at the July 15, 2020 Board meeting for consideration. The motion passed unanimously (8-0-0).

MOTION TO ADJOURN:

- R) **WITHOUT OBJECTION** it was **MOVED** by Mr. Buchanan, to **ADJOURN THE MEETING** at 8:45 p.m. The motion passed unanimously (8-0-0).

Meeting Adjourned at 8:45 p.m.