

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

**December 29, 2010**

**ATTENDANCE**

Directors Present: Barbara Turpyn, President; Kathy Schramek, Treasurer (via telephone); Alice Cave, Secretary; Dave Bush; Jarrod Grimsley; Phillip Saims; Kim Stenlund and Robin Woods, Directors.

Directors Absent: Margaret Cain, Vice President.

Others Present: George Gardner, General Manager; Kyle Weir, Structura Rehabilitation Group and Carol Lamb, Recording Secretary, Minute-By-Minute.

**CALL TO ORDER**

Ms. Turpyn called the December 29, 2010 Special Meeting of the Parkfairfax Board of Directors to order at 7:00 p.m. A quorum was present. She stated that this is a special meeting to discuss the building settlement issues.

**RESIDENT FORUM**

A resident questioned the timeline, options and the date of completion of the project. Ms. Turpyn stated that the information is online and distributed copies of the information to the residents.

**MATTERS FOR BOARD DECISION**

Avon Corporation Building 109 Repair Contract:

- (R) MOVED by Mr. Saims, SECONDED by Ms. Cave: to approve to rebuild the entire back wall of the two units and do whatever leveling is possible on the 1<sup>st</sup> floor at a cost not to exceed \$75,000.00 funded from the Replacement Reserves account 3330-0160. The motion passed (7-1-0); with Ms. Schramek opposed.**

**MATTERS FOR BOARD DISCUSSION**

Structura Report: Mr. Weir presented the Summary Reports for the survey of the exterior masonry façade of 289 structures for visible evidence of potential foundation settlement issues. He stated that Structura Rehabilitation Group (SRG) identified the high, medium and low priority structures. SRG recommends a detailed investigation of the high priority structures. For the medium and low priority structures, SRG recommends developing a monitoring program to periodically visually survey the exterior facades to look for evidence of excessive movement and/or distress that may potentially impact the structural capacity of the building façade and building envelope.

Approximate cost of the detailed investigation of the 12 high priority structures is \$39,000/building for a total possible cost of \$429,000 just for the investigation portion of the task. Identified repairs would be an additional cost.

There remains in the Reserve account \$100,000 yet unspent for settlement building investigations.

Management is recommending that the Association reprogram the approximately \$329,000 additional from the gutter/fascia replacement work of \$425,000 scheduled for FY 12 in light of the progress made in this

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area with the FY 11 storm insurance claims and that the investigations be completed ASAP.

Starting in FY 12 the Reserve account has budgeted a total of only \$125,000 for that year and each succeeding year for 11 years for repairs. That will fall well short of the total possible repair costs.

Getting the detailed investigations done will identify the potential total funds that may be necessary to address the 12 buildings and then the Reserve Study can be updated with more current estimates.

The Board decided to take this topic under advisement and to discuss it further at a future meeting.

**EXECUTIVE SESSION**

- (R) MOVED by Mr. Bush, SECONDED by Mr. Saims: to recess the Open Session and convene an Executive Session at 9:20 p.m. to discuss the Luley Lawsuit and a personnel matter. The motion passed unanimously (8-0-0).**

The Board came out of Executive Session and reconvened to Open Session.

**ADJOURNMENT**

All business having been completed, Ms. Turpyn adjourned the meeting at 9:30 p.m.