

APPROVED

MINUTES OF THE BOARD OF DIRECTORS MEETING

PARKFAIRFAX CONDOMINIUM

OCTOBER 15, 2014

3360 Gunston Road

Alexandria, VA 22302

ATTENDANCE:

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

Others Present: Mark Miller, General Manager; Sarah Clark, Assistant General Manager; Gita Lainez, CMC Financial Portfolio Manager and Recording Secretary, Maura Roll.

CALL TO ORDER:

President Drew called the October 15, 2014 meeting of the Parkfairfax Board of Directors to order at 7:00 p.m.

APPROVAL OF THE AGENDA:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Schramek to approve the agenda as amended by adding the Alexant Proposal discussion. The motion passed unanimously (8-0-1). Mr. Grimsley abstained.

EXECUTIVE SESSION:

- (R) **At 7:03 p.m.**, the Board voted to approve a Motion made by Mr. Bush 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. The motion passed (7-1-1). Mr. Grimsley opposed and Ms. Woods abstained.

OPEN SESSION:

- (R) **At 7:12 p.m.**, the Board voted to approve a Motion made by Mr. Drew and Seconded by Ms. Sparks to recess the Executive Session and reconvene in Open Session. The motion passed unanimously (8-0-0).

ACTIONS TAKEN AFTER EXECUTIVE SESSION:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Woods to approve a waiver request and close the collection file in question. The motion passed (8-1-0). Mr. Moha opposed.

APPROVAL OF THE MINUTES:

- (R) **MOVED** by Mr. Drew, **SECONDED** by Mr. Bush to approve the August 23rd, September 17th, September 23rd, September 30th & October 9th Board Meeting Minutes as amended (Mr. Grimsley was in attendance at meeting on the 30th). The motion passed unanimously for the meetings of August 23rd, September 17th, September 23rd and September 30th (9-0-0). The motion passed for the meeting of October 9th (6-0-3). Mr. Grimsley, Mr. Heinze and Ms. Fernezian abstained.

RESIDENT FORUM:

No residents requested to speak to the Board of Directors.

COMMITTEE REPORTS:

Alexandria Federation of Civic Association, Inc:

Meeting minutes from the September 24th meeting was provided for the Board's review.

MATTERS FOR THE BOARD DECISION:

Window Request – 3401 Valley Drive:

- (R) **MOVED** by Mr. Bush, **SECONDED** by Ms. Fernezian to rescind the motion of the window request to approve a Routine Change to install casement windows with the required grid pattern. The motion passed (6-3-0). Mr. Drew, Mr. Heinze and Ms. Woods opposed.
- (R) **MOVED** by Ms. Schramek, **SECONDED** by Ms. Fernezian to approve the application from the resident at 3401 Valley Drive with the following stipulations: the windows applied for in the application for ~~s in~~ the Master bedroom without muntins shall be approved provided the muntins are installed when the unit is transferred; the configuration of windows for the bay window set may be done as the application proposes; and a double-hung window will be approved providing agreement that it be replaced with the transfer of the unit. The motion passed (6-3-0). Mr. Drew, Mr. Heinze and Mr. Moha opposed.

Vola & David Lawson Memorial:

The Board discussed options and management was tasked with researching further options including pricing for next month's meeting.

Transportation & Land Use Committee Chair Appointment:

- (R) **MOVED** by Ms. Woods, **SECONDED** by Mr. Grimsley to appoint Robert Gronenberg as the Chair of the Transportation & Land Use Committee. The motion passed (8-0-1). Mr. Moha abstaining.

September 2014 Reserve Expenditures:

- (R) **MOVED** by Mr. Sparks, **SECONDED** by Ms. Schramek to approve September 2014 Reserve Expenditures in the amount of \$57,041.47 with funds to come from GL 3280, Reserve Expenditures. The motion passed (8-0-1). Mr. Moha abstaining.

Ratification of Motions made during the October 9, 2014 Special Board Meeting:

- (R) **MOVED** by Mr. Drew, **SECONDED** by Mr. Sparks to approve a Financial Management Services Contract with Community Management Corporation, as revised and direct Legal Counsel to forward that agreement to the President of CMC. The motion passed (7-1-1). With Mr. Moha opposed and Mr. Grimsley abstaining.
- (R) **MOVED** by Mr. Drew, **SECONDED** by Ms. Schramek to approve a General Manager Employment Agreement and Position Description, as revised. The motion passed (7-0-2). With Mr. Moha and Mr. Grimsley abstaining.
- (R) **MOVED** by Mr. Drew, **SECONDED** by Ms. Schramek to approve a Collective Bargaining Agreement with the Virginia/North Carolina Laborers' District Council on behalf of Public Service Employees Local Union 572, Laborer's International Union of North America AFL-CIO (the Union) as revised, and direct Legal Counsel to forward that agreement to the Union Representative. The motion passed (7-1-1). With Mr. Moha opposed and Mr. Grimsley abstaining.

POLICE REPORT:

Officer Fromm introduced Sergeant Jason North, one of the sergeants responsible for the midnight shift in the area. Officer Fromm reported that only one crime has been reported during September and thus far in October which included a petty larceny from a parked vehicle.

MATTERS FOR BOARD DISCUSSION:

Strategic Planning Session Meeting Date:

The Board rescheduled meeting for November 12, 2014 at 7 p.m.

Landscape Contract Terms and Conditions:

Mr. Miller provided recent correspondence and The Board required that all requirements contained in the Request for Proposal, including phases and small area plans, be included in the contract. Ms. Fernezian and Ms. Schramek volunteered to work with management and be included in the finalization of the contract.

Alexant Proposal:

The Board discussed the different email communication challenges with Yahoo and the proposal from Alexant. The Board reviewed the option of Board members having separate Board member email accounts. The Board requested that management figure out number of existing and needed email accounts before moving forward. In the interim, Ms. Fernezian suggested that Yahoo email challenges be reported in the community newsletter and the website to inform residents of the communication breakdown.

Mr. Moha disconnected telephone call at 8:24 p.m.

ADJOURNMENT: 8:28 p.m.