

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
September 2, 2020

Directors Present:

Terry Placek	President and At-Large Director
Melanie Alvord	Vice President and Ward VI Director (Via Teleconference)
Anne Wasowski	Secretary and At-Large Director (Via Teleconference)
Harry Reem	Treasurer and Ward III Director (Via Teleconference)
Andi Dies	Ward IV Director (Via Teleconference)
Edward Stollof	Ward II Director (Via Teleconference)
Larry Straub	At-Large Director (Via Teleconference)

Also Present:

Gregory B. Roby	General Manager
Miguel Galvez	Facilities Manager (Via Teleconference)
Mark Johnson	Operations Manager (Via Teleconference)
Erin Moran	Office Manager (Via Teleconference)
Wil Washington	Chadwick, Washington, Moriarty, Elmore and Bunn, PC Association Legal Council
Dave Bush	Recording Secretary

President Placek announced that due to the continuing nation-wide emergency caused by the Covid-19 (Corona) Virus, and the need to maintain social (safe) distancing between people, the meeting was being held entirely by teleconference.

I. Residents' Comments

Although there were residents in attendance by teleconference, none wished to speak or offer comments.

II. Call to Order

At 7:03 p.m. President Placek called the regular agenda to order.

III. Establishment of Quorum

President Placek noted there was a quorum with seven members present either in person or by teleconference connection. She announced that Ward I Director Jessica Auston and Ward V Director Philip Brown were not present.

IV. Approval of Minutes

August 5, 2020 Regular Meeting

Mr. Straub moved the minutes of the August 5, 2020 regular meeting of the Board of Directors be approved, as revised. Seconded by Mr. Stolof and passed (7-0-0).

V. Old Business

There was no Old Business on the Agenda and none was presented.

VI. New Business**A. Rules Violation Enforcement – 2837 S. Buchanan Street [Back Yard Maintenance]**

Mr. Straub moved following the review and evaluation of all evidence, argument and/or comments presented to the Board of Directors of the Unit Owners Association of Fairlington Villages, the Board finds that there is a violation of the Association's Bylaws, and hereby assesses Matthew James Garten, owner of 2837 S. Buchanan Street, \$50.00 for the Bylaws violation noted in the August 12, 2020 letter and authorizes a \$10.00 per day fine for any continuing violations of a similar nature. Management is directed to undertake a clean-up of the limited common element in question as soon as practicable and to invoice Matthew James Garten for reimbursement of costs. In the event of non-payment, the balance is to be levied as an additional assessment against the unit. Seconded by Ms. Wasowski and passed (7-0-0).

Ms. Placek noted that last year the owner had been given a chance to clear the debris from his patio and an extended amount of time to do so due to medical issues. The matter is back before the Board because the work was not done and there was a further complaint. All the proper letters of notification were sent and numerous attempts were made to get in touch with the owner to no avail.

B. Variance Request – 3052 S. Buchanan Street, C-1 – Create Two new Penetrations for Vents

Ms. Dies moved the Board approve the July 31, 2020 variance request from the homeowner at 3052 S. Buchanan Street, C-1, to create two new penetrations in the unit for vents, in accordance with the specifications outlined in the attached variance request and drawings. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes, and providing written evidence that the work was performed in accordance with the attached supporting engineer's statement and drawings, and the attached variance request form, including evidence that any major plumbing was performed under a licensed plumber. Seconded by Ms. Wasowski and failed (1-6-0).

Ms. Dies reported the Architectural Control Committee unanimously voted to recommend the Board not approve the request because it called for several roof penetrations which are not allowed.

Mr. Galvez reported that any roof penetrations now seen were pre-conversion and that, with the exception of one, none had been allowed since conversion.

C. Variance Request – 2861 S. Buchanan Street – Remove a Portion of A Load Bearing Wall Between the Kitchen and the Dining Room

Ms. Dies moved the Board approve the May 24, 2020 variance request from the homeowner at 2861 S. Buchanan Street, to remove a portion of a load bearing wall between the Kitchen and the Dining Room in the unit, in accordance with the specifications outlined in the attached variance request and drawings, provided that there be of record a certified engineer's letter that includes a clear statement that the structural integrity of the building will not be impacted by this work. Approval is subject to the unit owners' acceptance of responsibility for any damage caused by the approved modifications and indemnification of the Association for all of its costs, judgments and/or expenses, including its attorneys' fees, which may arise from or relate to the approved modifications or to damages or damage claims arising therefrom. Further, the homeowner is responsible for obtaining all building permits, ensuring that the modifications are in accordance with those permits and all applicable building codes, and providing written evidence that the work was performed in accordance with the attached supporting engineer's statement and drawings, and the attached variance request form, including evidence that any major plumbing was performed under a licensed plumber. Seconded by Mr. Stolof and passed (7-0-0).

D. Purchase of Maintenance Vehicle

Mr. Reem moved the Board of Directors authorize Management to purchase one low mileage used pick-up truck with similar features as the Nissan Frontier to replace one of the Vantage utility vehicles for use by the Association's Maintenance Staff at a cost not to exceed \$20,000 plus state sales tax. Seconded by Ms. Alvord and passed (7-0-0).

To be charged to Reserve Account 3700-3610 – Maintenance Vehicles

E. Landscape Restoration Behind 2920-2926 S. Buchanan Street

Mr. Reem moved the Board approve the landscape restoration project behind 2920-2926 S. Buchanan Street by Lancaster Landscapes at a cost of \$6,005.00. Seconded by Ms. Wasowski and passed (7-0-0).

To be charged to Reserve Account 3700 – Balcony Project

VII. Reports

President: President Placek reported that a meeting with the developers of Park Shirlington scheduled for Thursday, September 3rd had been canceled at the request of the developer and would have to be rescheduled. She noted that one aspect of the proposed redevelopment plan has changed to the benefit of Fairlington Villages – the original plan had called for a multi-story building to be placed near 31st Road Fairlington Villages units and that building is now planned for further down the hill and away from those units. She will keep the Board apprised of any further development

and the rescheduled date for the presentation. She also noted that the Mom's Group will be holding their children's and women's clothes swap at the Community Center on Saturday, September 12th as scheduled.

Vice President: Vice President Alvord had no report.

Articles for the October 2020 Issue of the *Fairlington News*: The Board reviewed items to be included in the October 2020 Issue of the *Fairlington News*.

Secretary: Ms. Wasowski had no report.

Treasurer: Mr. Reem reported the most recent Financial Statement shows a continuing surplus for the year.

Committee Reports: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Financial Report: There were no reports, other than those in writing, and there were no questions from the Board.

Management's Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Maintenance Reports: There were no reports, other than those in writing, and there were no questions from the Board.

Operations Report: There were no reports, other than those in writing, and there were no questions from the Board.

VIII. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, October 7, 2020.

IX. Executive Session

President Placek asked for a motion to Adjourn into Executive Session as permitted under the Code of Virginia (Condominium Act) 55-79.75c.

Ms. Alvord moved the Board of Directors adjourn the regular meeting into closed session as allowed under the Code of Virginia, to meet with Legal Counsel. Seconded by Mr. Stolof and passed (7-0-0).

At 7:26 p.m., the Board recessed the Open Session and reconvened 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.

At 7:55 p.m. the Board adjourned the Executive Session and returned to open session to affirm one motion composed during the Executive Session.

VI. New Business (Continued)


F. Ninety Day Sign Moratorium

Mr. Stolof moved the Board of Directors hereby authorize and initiate a ninety (90) day moratorium on the prohibition against the display of signs in the community through December 2, 2020, during which time signs on all subjects not otherwise repugnant or objectionable, or in violation of size limitations and other established specifications, shall be allowed for display. Seconded by Ms. Wasowski and passed (6-0-0).

X. Adjournment of Meeting

Me. Straub moved the Board adjourn the meeting of September 2, 2020. Seconded by Ms. Dies and passed (7-0-0).

President Placek adjourned the meeting at 7:58 p.m.



Secretary
Fairlington Villages, a Condominium Association