

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
July 3, 2020**

Directors Present:

Terry Placek	President and At-Large Director (Via Teleconference)
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)
Jessica Auston	Ward I Director (Via Teleconference)
Philip Brown	Ward V 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 (Via Teleconference)
Miguel Galvez	Facilities Manager (Via Teleconference)
Mark Johnson	Operations Manager (Via Teleconference)
Erin Moran	Office Manager (Via Teleconference)
Dave Bush	Recording Secretary (Via Teleconference)

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

Adam Mustafa, the homeowner residing at 2861 S. Buchanan Street, stated he wanted to give the Board a tip-of-the-hat for a job well done.

II. Call to Order

At 7:02 p.m. President Placek called the regular agenda to order.

III. Establishment of Quorum

President Placek noted there was a quorum with nine members present by teleconference connection.

IV. Approval of Minutes

June 3, 2020 Regular Meeting

Ms. Wasowski moved the minutes of the June 3, 2020 regular meeting of the Board of Directors be approved, as revised. Seconded by Ms. Alvord and passed (9-0-0).

V. Old Business

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

VI. New Business

A. Insurance Renewal

Mr. Reem moved the Board of Directors authorize Holden & Company Insurance, the Association’s Insurance Broker, to bind the policies recommended in Option 2 of its Insurance Renewal Proposal dated June 24, 2020, for coverage from June 15, 2020 until July 15, 2021, at a total annual premium not to exceed \$430,457.00, comprised of the following coverages:

<i>Package Policy (Greater New York – Building Limit - \$279,899,000)</i>	<i>\$359,502.00</i>
<i>Business Auto Coverage (Guard Insurance)</i>	<i>12,738.00</i>
<i>Primary & Excess Crime Coverage (Cincinnati)</i>	<i>2,751.00</i>
<i>Non-Profit D&O Liability</i>	<i>10,488.00</i>
<i>Primary Commercial Umbrella (\$25,000,000)</i>	<i>15,150.00</i>
<i>Excess Liability – Chub</i>	<i>18,500.00</i>
<i>Annual Total</i>	<i>\$419,457.00</i>

Seconded by Mr. Brown and passed (9-0-0).

Mr. Reem presented a brief overview of the Master Policy, stating that there will be a considerable savings of \$41,691 by approving Greater New York as the carrier and that the building limit they provided is higher than the amount that was carried by the carrier used last year.

B. Draft FY2021 Budget

Mr. Reem moved that the Board of Directors approve the FY 2021 budget distributed to Board Members Thursday, June 25, 2020, increasing condominium fees by 0% effective October 1, 2020, as summarized as follows:

<i><u>Total Expenditures</u></i>	<i><u>\$8,009,467</u></i>
<i>Operating expenses:</i>	<i>\$4,846,368</i>
<i>Reserve contributions:</i>	<i>\$3,163,099</i>
<i><u>Total Estimated Revenue</u></i>	<i><u>\$8,009,467</u></i>
<i>Condominium fees:</i>	<i>\$7,844,949</i>

Legal Council: President Placek announced that the law firm of Chadwick, Washington, Moriarty, Elmore and Bunn, P.C. has been chosen as new Legal Counsel for Fairlington Villages with Will Washington as the lead attorney representing Fairlington Villages. The need to retain a new legal firm was brought about by the death of former Legal Counsel Peter Stackhouse who served Fairlington Villages for the better part of its existence. She reported that she reviewed a number of resumes, spoke with the Presidents of some of the North Fairlington Villages about their current Counsels, spoke to references and reviewed the backgrounds of each of the firms. She and the Executive Committee, which is composed of herself and the other officers, reviewed these materials and her findings and agreed that the Chadwick/Washington firm was the best choice.

Director Straub objected to the selection process, stating that he felt that this was an important matter which rose to the level of having the selection reviewed and made by the entire Board.

Vice President: Vice President Alvord had no report.

Articles for the August 2020 Issue of the *Fairlington News*: The Board reviewed items to be included in the August 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; that water use over the two most recent reporting months rose about 15/20 percent due to stay-at-home Pandemic orders; and, that the approved draft budget for Fiscal Year 2021 will be mailed to owners for comment on July 8th with a hearing scheduled for July 22nd and final approval at the August 5th regular Board meeting.

Committee Reports

Activities Committee: Ms. Wasowski reported she received a request for Fairlington Villages to host a Drive-in Movie event and she asked Board Members to provide input on this request. Because the Fairlington Citizens Association is hosting a Movie Night the weekend after Labor Day, as well as the fact that there is no convenient space to hold such an event, the Board agreed this would not be a good idea at present.

Swimming Pools: Mr. Brown asked for the most recent update for the possible opening of one of the pools and Mr. Johnson reported that Premier Aquatics would be able to provide at least four lifeguards, has received permits to open from Arlington County and that measures can be taken to perform needed sanitary deep cleaning and social distance monitoring, at a cost. The only hurdle which would have to be overcome is the fact that the service provider would require that Fairlington Villages indemnify and hold them harmless from any law suit generated if a user contracted Covid-19 when using the pool and decided to sue.

President Placek asked each Board Member how many inquiries concerning pool opening they had received recently. Mr. Brown stated he received at least three inquiries and Mr. Straub stated he received between 20/25 inquiries – all other members stated they had received no inquiries.

She then asked if any Member wanted to revisit the decision not to open pools and none responded in the affirmative.

Management's Financial Report: Mr. Roby reported that the current excess of income over expense now stands at \$101,546, however this will be greatly diminished by as yet to be submitted invoices from Lancaster Landscapes and he expects the surplus to be on target with the Fiscal Year 2020 Budget when everything is submitted.

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, August 5, 2020.

IX. Adjournment of Meeting

Mr. Reem moved the Board adjourn the meeting of July 1, 2020. Seconded by Ms. Alvord and passed (9-0-0).

President Placek adjourned the meeting at 7:59 p.m.



Secretary
Fairlington Villages, a Condominium Association