

FINAL

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
January 8, 2020**

Directors Present:

Terry Placek	President and At-Large Director
Melanie Alvord	Vice President and Ward VI Director
Anne Wasowski	Secretary and At-Large Director
Jessica Auston	Ward I Directors
Philip Brown	Ward V Director
Andi Dies	Ward IV Director
Edward Stolof	Ward II
Larry Straub	At-Large Director

Also Present:

Gregory B. Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Dave Bush	Recording Secretary

I. Residents' Comments

Jim Hurysz, a resident at 2863 S. Abingdon Street, came before the Board to voice opinions on future quality of life issues facing Fairlington Villages in light of burgeoning development in the area which will lead in turn to more traffic, the need for more services and greater expense associated with living in the area. He asked the Board how it expected to meet the impact of change over the coming decade and if it was planning on how to meet quality of life issues over that time.

II. Call to Order

At 7:06 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. She reported that Treasurer and Ward III Director Harry Reem would be unable to attend the meeting and that Ward I Director Jessica Auston was expected to attend but was not yet present.

IV. Approval of Minutes – December 4, 2019 Regular Meeting

Ms. Wasowski moved the minutes of the December 4, 2019 regular meeting of the Board of Directors be approved, as revised. Seconded by Ms. Alvord and passed (7-0-0).

V. Old Business

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

VI. New Business

A. Request for Disabled Parking Space (4877-B S. 28th Street)

Ms. Wasowski moved the Board of Directors approve Management's action of installing one disabled parking space in parking lot #33 (4869-4885 S. 28th Street) and approves the request from the homeowner. Seconded by Mr. Stolof and passed (7-0-0).

B. Auditor Engagement

Mr. Brown moved the Board of Directors authorize Management to contract with Johnson, Bremer and Ignacio, CPA's to prepare annual audits of the Association's financial statements and federal returns, as set forth in its attached engagement letter, for the following years at the aggregate amounts specified: For Fiscal Year 2020 - \$11,750.00 (Tax Returns: \$1,000.00; Annual Audit (10,750.00)). Seconded by Ms. Dies and Tabled.

Prior to a vote on the main motion, Vice President Alvord requested that in light of the fact that the Treasurer could not attend the meeting and that his opinion was needed on this item, that its presentation be delayed until the February meeting of the Board when both the Auditor and the Treasurer would be in attendance.

Mr. Brown moved the Board table a motion concerning contracting with Johnson, Bremer and Ignacio, CPA's for preparation of the FY2020 Audit and Tax Returns until the February meeting of the Board. Seconded by Ms. Dies and passed (7-0-0).

[Director Auston arrived at 7:13 and began participation in the meeting.]

C. Strategic Plan Reporting

Mr. Roby briefly reviewed a memorandum he prepared concerning how to implement a reporting mechanism for progress on goals contained in the Strategic Plan for Fairlington Villages approved by the Board for implementation beginning in September 2019. He distributed a first draft of a proposed progress report chart which shows benchmarks which report continued action on development of each goal and associated objectives, and he asked Board Members to review the chart and to recommend revisions. *This was an item for discussion only and no motion was forthcoming from the discussion.*

D. MadWolf Technology Contract Renewal

Ms. Wasowski moved that the Board of Directors approve the attached Managed Service Provider Agreement Renewal with MadWolf Technologies from February 1, 2020 to December 31, 2020 in an annual amount of Twenty-One Thousand Two Hundred Twenty-Eight Dollars (\$21,228.00) payable in monthly installments of One Thousand Seven Hundred Sixty-Nine Dollars (\$1,769.00). Seconded by Mr. Brown and passed (8-0-0).

To be charged to Operating Account 5085 – Office Equipment Lease

Mr. Roby presented a brief overview of how the contractor has performed during the past year, noting that the contractor has gotten progressively better to the point that he feels comfortable in recommending that its services be retained for another year.

E. Ratification of Management Action Taken December 11, 2019 on Behalf of the Board

Ms. Dies moved that the Board of Directors ratify Management's Action taken on December 11, 2019 approving the variance requested by Unit B1, 4858 28th Street South, based on a written "Sense of the Board" taken that same date. Seconded by Ms. Stolof and passed (6-2-0).

Mr. Roby reported he received a request for an emergency approval of a variance and had, through email, asked the Board for an informal recommendation on whether he could approve the variance between meetings. He noted that knowing the variance request carried with it some controversy he did not ask for a unanimous approval vote, but only a sense of the Board as to whether it would be approved when given a formal vote. The sense of the Board, provided by email, was to grant the variance and he did so and is now asking for formal approval of his action. He noted that the request for approval came from a purchaser who wanted the record to be clear before settlement, who knows the issues involved with the variance, and would seek to correct any deficiencies once the unit was transferred.

Discussion centered around the fact that the MLS listed the unit as a three bedroom when in fact it is not (it was pointed out that what is listed on MLS is not under the control of any authority except the agent); that the conversion was not legal and was unapproved prior to listing the unit for sale; that the structural engineer was unable to make a full view investigation and omitted items which might bear on the load bearing capacity of the floor construction; and, that it is the responsibility of the Board to make sure that buyers are protected. It was reiterated that in this case the buyer is well aware of the deficiencies which may be present and is willing to accept the unit as is.

VII. Management Action Items

There were no Management Action Items presented.

[President Placek recessed the meeting at 7:39 p.m. and called the meeting back to order at 7:54 p.m.]

VIII. Reports

President: President Placek began by reporting that Fairlington Villages had not been successful in achieving the CAI Large Community of the Year Award, but nonetheless would keep hope alive for the next go around.

She continued by reporting that after the Board turned down a request for land use by the developer of a proposed school at 31st Street, the company had sought out a Member of the Arlington County Board who had contacted her to ask if the Board would meet with developer again to reconsider the decision. She asked if the Board would be willing to meet with the developer and the County Board Member and the consensus was that the decision is final and there is no need for future meetings.

She completed her report by noting that on the matter of the redevelopment of the Park Shirlington residential complex there will be a presentation by the developer at the Community Center on January 22nd and she urged members to attend.

Vice President: Vice President Alvord had no report.

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

Secretary: Ms. Wasowski had no report.

Treasurer: Mr. Reem being absent, Mr. Roby presented his report under Management Reports.

Committee Reports

Noise Working Group: Director Straub reported that the next meeting of the Group will be January 14, 2020.

Emergency Preparedness Working Group: Director Brown reported that one person attended the last meeting and will be helping by providing information.

Management's Financial Report: Mr. Roby, speaking on behalf of Treasurer Reem, reported that in the second month of the Fiscal Year 2020 reporting shows a nearly \$40,000 surplus for the month and \$18,600 for the year-to-date.

Management's Administrative Report: There was no report, other than those in writing.

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. It was agreed that daily pictures of the 24/7 trash containment area at the Maintenance enclosure would be included in each monthly report.

IX. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, February 5, 2020.

X. Adjournment of Meeting

Ms. Dies moved that the Board adjourn the meeting of January 8, 2020. Seconded by Ms. Wasowski and passed (8-0-0).

President Placek adjourned the meeting at 8:36 p.m.



Secretary
Fairlington Villages, a Condominium Association

