

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
SPECIAL MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
May 15, 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)
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
Erin Moran	Office Manager (Via Teleconference)
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

There was one resident joining the teleconference, but she did not wish to speak, stating she was listening in to understand what were the issues concerning whether swimming pools would open during the upcoming summer season.

II. Call to Order

At 4:04 p.m. President Placek called the regular agenda to order.

III. Establishment of Quorum

President Placek noted there was a quorum with eight members present, either in person or by teleconference connection. She noted that Ward I Director Jessica Auston was unable to attend.

IV. Old Business

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

V. New Business

A. Virginia Executive Order 61 and Public Health Emergency Three, Phase One, Easing of Certain Temporary Restrictions Due to Novel Coronavirus (Covid-19)

President Placek opened the meeting by stating that the only Order of Business for the special meeting was to discuss and provide a decision on whether to open swimming pools for the upcoming summer season. To that end Management has provided the Board with the following materials:

- ◆ Executive Order Number Sixty-One (2020) and Order of Public Health Emergency Three Phase One Easing of Certain Temporary Restrictions Due to Novel Coronavirus (Covid-19)
- ◆ A Memorandum from the Management Team concerning an Addendum to the Premier Aquatics Service Agreement
- ◆ A White Paper containing information about *What We Know* and *Fairlington Villages' Options for 2020 Pool Season*
And, By Reference
- ◆ Amended Executive Order Number Sixty-Two (2020) and Amended Order of Public Health Emergency Four
Jurisdictions Temporarily Delayed From Entering Phase One In Executive Order 61 and Permitted to Remain in Phase Zero

She then reviewed the information contained in the White Paper prepared by management [commenting for clarity where necessary]:

What We Know

1. Premier Aquatics has notified Fairlington that the date when it may open its pools remains to be determined and may not occur at all in 2020.
2. No J1 Visas are being issued by the United States, so individuals contracted from overseas are not available.

[Premier has requested to be allowed to place an advertisement in the June newsletter requesting applicants who are currently Certified Lifeguards to apply for a position for the upcoming season.]

3. Premier is unable to specifically identify individuals that will be assigned to operate pools at Fairlington.

4. Executive Order (EO) 61 allows outdoor pools to open for lap swimming with one person using a lane at any single time.

[Fairlington Villages swim lanes are six feet wide and it is required under the current health regulations to have ten feet of separation.]

5. The earliest Fairlington's pools could open is Thursday, June 11, 2020 (assuming the Governor's Stay-At-Home Order isn't extended).

6. Although Arlington County and the City of Alexandria are accepting applications, no Permits allowing the pools to operate have been issued by either jurisdiction.

7. Social Distancing is to remain in effect in Northern Virginia for an unknown length of time.

8. Social gatherings remain limited to ten (10) individuals in Northern Virginia for an unknown length of time.

[This would mean that, given the presence of one lifeguard, only nine residents could be in the pool enclosure at any given time.]

9. In the event that Premier Aquatics is unable to procure sufficient lifeguards to safely operate the pools, it's providing its clients an opportunity to revise the terms of the 2020 pool "management" agreement into a "maintenance" agreement for the season, offering a 45% rebate of the original pricing for the year.

Fairlington Villages' Options for 2020 Pool Season

1. Proceed without opening any of the pools (no 2020 pool season).

2. If Premier Aquatics is able to ensure proper staffing with lifeguards, open Pools two (2) and five (5) for lap swimming only, observing by all required social distancing and limitations on groups on or after June 11, 2020.

3. If a new Executive Order is issued after June 11, 2020 significantly relaxing both social distancing and group limitations, and if Premier Aquatics is able at that time to ensure proper staffing with lifeguards, open one (1) or more of the remaining four (4) pools on an abbreviated schedule.

President Placek then invited Board Members to give their recommendations on how to proceed given the present state of the health emergency and the information provided by Management.

Given the fact that swimming pools are an important amenity for the community, Board Members debated ways in which one or more pools could be opened, provided general approval

for opening was allowed by the Commonwealth, Arlington County and the City of Alexandria. Some suggestions were offered as to how this might be accomplished, including allowing a limited number of swimmers at one time, using the lap lanes only and/or to allow pool use by advance registration only, as with using the tennis courts. Suggestions centering around how to open pools were discarded given the many unknown factors, among which were: whether Covid-19 will continue to spread resulting in higher levels of infection than now being experienced; when and if Commonwealth and local authorities would allow communities to open pools and other recreational facilities; whether Premier can hire the necessary lifeguards when and if pools are allowed to open; how social distancing and sanitary deep cleaning can be properly maintained if pools were to open.

Having generally agreed that there were too many unknowns, Board conversation turned to whether pools had to be serviced during the summer and at what cost. In answer to the question as to why pools had to be maintained over the summer months, Operations Manager Mark Johnson reported that simply shutting pools down is not an option because that even when not in use pools will still need to have a proper level of water which for reasons of health and safety cannot be left stagnant during hot summer months. Pools must have circulating water which is chemically treated and, therefore, debris filters must be maintained and chemical tests performed as well as periodic inspections of equipment.

Given that pools must be properly maintained over the coming summer, the Board discussed what might be required of the pool service company and at what cost to the condominium. Members felt that management needed to continue negotiations with Premier concerning what needed to be done to properly maintain the pools if they remain closed over the summer and whether procedures covering that maintenance can be adjusted to allow for a lower cost. At present, the service provider is offering an approximate 45% discount from the current \$145,500 contract, which would allow for a \$65,172.00 rebate. Members felt that the rebate could be enhanced and a number of suggestions as to how to adjust maintenance procedures while maintaining proper standards of care were offered. With these in mind, management was directed to continue conversations with the service provider which could result in a further downward adjustment in the contract price.

[Management will provide each Board Member with a copy of the most recent Swimming Pool Service Agreement with Premier.]

Mr. Brown moved that unless the current situation significantly changes, swimming pools at Fairlington Villages will remain closed for the 2020 Summer Season, and Management is directed to negotiate with the Swimming Pool Service Provider as to what is a minimum amount of required maintenance and the cost of that maintenance. Seconded by Ms. Alvord and passed (8-0-0).

Fourth of July Parade: President Placek announced that the Fairlington Citizens Association has agreed with Fairlington Villages that the Annual Fourth of July Parade should be canceled this year due to the Pandemic. Some thought is being given to asking that the local Fire Station drive a truck through the community with Uncle Sam on the truck, not unlike what is done at

Christmas with Santa. She also noted that small flags will be provided for residents in a container outside the Management Office.

Homeowner Comment: Danielle Chesky, the homeowner residing at 4608 S. 31st Street – A1, thanked the Board for its thorough review of problems associated with opening swimming pools this summer and asked the Board to continue to seek options for opening if the opportunity arises.

VI. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, June 3, 2020.

VII. Adjournment of Meeting

Mr. Reem moved the Board adjourn the special meeting of May 15, 2020. Seconded by Mr. Stolof and passed (8-0-0).

President Placek adjourned the meeting at 4:58 p.m.



Secretary

Fairlington Villages, a Condominium Association

