

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

June 3, 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)
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
Miguel Galvez	Facilities Manager (Via Teleconference)
Mark Johnson	Operations Manager (Via Teleconference)
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

James Ascher, the homeowner residing at 4828 S. 28th Street, came before the Board to raise his continued concerns about placement of a basketball hoop at Tennis Court #13. He reviewed an email sent to the Board on May 19th concerning noise generated by use of the court containing four suggestions about how to remedy these concerns including - removal, relocation, limiting use and limiting hours of use.

Paul Watlington, the homeowner residing at 2953 S. Columbus Street, came before the Board to voice concerns about noise and air pollution caused by landscapers using leaf blowers. Mr. Watlington referenced and reviewed an email he sent the Board describing acceptable levels of noise, air pollution, and environmental concerns centering around the use of gas fired blowers. He referenced four internet links concerning this subject and asked the Board to develop protocols and rules of use for blowers.

II. Call to Order

At 7:12 p.m. President Placek called the regular agenda to order.

III. Presentation – Holden and Company Insurance

President Placek introduced Scott Holden and Paul Duncan who spoke about renewing the Master Insurance Policy. Mr. Holden noted that his firm has been associated with Fairlington Villages for over twenty years and that he wanted to speak briefly with the Board to review the proposed policy for the coming insurance year, which begins July 15, 2020.

Mr. Holden reported his staff has been working with a number of companies and has found there is good across-the-board interest in insuring Fairlington Villages. He noted that the ratio of claims to premium is currently very good, which is part of the reason that a number of carriers are willing to bid. He also noted that the cost of premiums might be lowered if the Board chose to maintain a deductible level of between \$15,000 to \$20,000. He reported that after assembling the necessary quotes he will be presenting a proposed insurance package for review at the July regular meeting of the Board.

IV. Establishment of Quorum

President Placek noted there was a quorum with nine members present, either in person or by teleconference connection.

V. Approval of Minutes

May 6, 2020 Regular Meeting

Mr. Reem moved the minutes of the May 6, 2020 regular meeting of the Board of Directors be approved, as revised. Seconded by Ms. Wasowski and passed (9-0-0).

May 15, 2020 Special Meeting

Ms. Wasowski moved the minutes of the May 15, 2020 special meeting of the Board of Directors be approved, as revised. Seconded by Ms. Alvord and passed (9-0-0).

VI. Old Business

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

VII. New Business

A. Rules Violation Enforcement – 4836 S. 29th Street, A-1 – Rental of Unit for Less Than 1 Month

Mr. Brown moved that 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 Debi Deimling, owner of 4836 S. 29th Street, A-1, \$50.00 for the Bylaws violation noted in the May 9, 2020 letter and authorizes a \$10.00 per day fine for any continuing violations of a similar nature. Seconded by Ms. Dies and passed (9-0-0).

During discussion it was requested that, for clarification from here on, the Bylaw reference to Article XI, Section 2.(f) be placed in each resolution which deals with this subject. Mr. Roby noted that this section of the Bylaws reads: “*No condominium unit within the PROJECT shall be rented for transient or hotel purposes, or without the prior written approval of the Board of Directors, for any period less than one (1) month.*”

B. Tree Removals and Replacements

Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Tree Replacement, and from BrightView Tree Care Service, Inc., for Tree Removals, at a total cost of \$32,875.00. Seconded by Ms. Alvord and passed (9-0-0).

To be charged to:

Operating Account 6160 – Tree Maintenance – Lancaster Landscapes - \$28,685.00
BrightView Tree Care Service - \$4,190.00

C. Ratification of Management Action Taken on May 22, 2020 on Behalf of the Board

Mr. Stolof moved the Board approve the following proposal from Premier Aquatics for maintenance only on six pools and five wading pools resulting in the following credits back on the 2020 Pool Management Agreement: Pool 1 - \$10,420.00; Pool 2 - \$14,601.00; Pool 3 – \$10,420.00; Pool 4 - \$11,280.00; Pool 5 - \$11,019.00; Pool 6 - \$10,432.00; total \$68,172.00. Seconded by Ms. Alvord and passed (9-0-0).

To be charged to Operating Account 6438 – Pool Contract

D. Covid-19 Coronavirus Pandemic-Related Costs

Ms. Alvord moved that the Board of Directors authorize \$28,000.00 for the “deep” and disinfecting cleaning of the Management Office, Community Center, Maintenance Shop and Employee Areas and the common areas of the multi-unit buildings;

AND, FURTHER,

that the sum of \$28,000.00 includes a one-time stipend of hazardous duty pay for recognition to each Association Employee. Seconded by Mr. Stolof and passed (9-0-0).

E. FY2020 Back-Yard Fence Replacement Project – Phase 1 – Additional Funds

Ms. Auston moved the Board of Directors authorize the General Manager to enter into a contract with Long Fence, for Phase 1 of the Back-Yard Fence Replacement Project, including a pilot, at a total cost of \$634,071.19. This is an increase of \$121,539.38 over the \$512,531.81 that was approved by the Board at the March 4, 2020 meeting. The FY2020 budget for Reserves Expenditures has allocated \$800,000.00 for this project, which is fully funded. Seconded by Mr. Reem and passed (9-0-0).

To be charged to Reserve Account 3700 – Reserves

F. Approved Back Yard & Patio Plant List

Mr. Reem moved the Board approve the 03/27/20 Approved Back Yard and Patio Plant List proposed by the Grounds Committee at its April meeting. Seconded by Ms. Auston and passed (9-0-0).

VIII. Reports

President: President Placek reviewed the following topics: (1) she is continuing to work with the Fairlington Citizens Association to make arrangements to have a fire truck from Station 9 tour the community on July 4th as a way to celebrate the holiday while continuing to social distance; (2) she requested Board Members review the property inspection report and contact the Manager with questions; (3) she also requested Board Members review the Strategic Plan Update Report and send comments and questions to the Manager – she suggested the Board hold a special session to review the Strategic Plan action and reporting process once the Commonwealth allows gatherings larger than ten participants; and, (4) she reported that she has been in contact with some of the Presidents of the six Villages in South Fairlington concerning what action they have taken concerning swimming pool use and will keep the Board informed.

Mr. Roby followed-up by reporting he had participated in a very informative webinar concerning pool use during the Pandemic and one of the interesting facts that came to light is insurance liability having to be shouldered by both the owner and the service provider. He noted that service providers do not have insurance coverage for communicable disease and therefore do not include regulating patron-carried active virus as part of the service and that Condominium Associations are in this same position. He will be investigating the availability of liability insurance for active virus as a possible addition to the policy.

Vice President: Vice President Alvord had no report.

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

Secretary: Ms. Wasowski had no report.

Treasurer: Mr. Reem reported the Financial Statement for April shows there is an approximate \$114,453 excess of income over expense and that this does not include funds to be rebated by Premier Aquatics under the agreement ratified at this meeting. He noted that the financial impact

of the Covid-19 Pandemic on Fairlington has continued to be shown in a rise in water & sewer expense. He concluded by thanking the members for their input for planning for the Fiscal Year 2021 Budget and reported he will be forwarding a draft budget on June 17th for review at the July 1st meeting.

Committee Reports

Amenities Working Group: Ms. Wasowski reported the Group has developed a draft survey to be sent to residents and owners and will finalize it and forward it to the Board for review and approval prior to sending to owners and residents. After receipt of responses, the committee will make recommendations to the Board concerning expansion of amenities.

Management's Financial Report: Mr. Roby reported he is continuing to keep a close eye on the level of assessment delinquency during the Pandemic and that the level is now a little above one-percent of budgeted assessments, which is still well below auditor-recommended levels. There were no questions from the Board.

Management's Administrative Report: Mr. Roby briefly reviewed his written report. He noted he is currently dealing with questions concerning privacy and the use of doorbell cameras and Association-installed cameras at trash receptacle areas to document abuse. He will keep the Board informed of questions raised by residents concerning privacy and the use of these devices and whether any action about placement or use needs to be suggested to or taken by the Board.

Mr. Brown, reflecting on noise concerns raised by Mr. Watlington during Resident Comments, suggested the Board undertake a review of the use of leaf blowers and the impact of noise on residents.

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.

IX. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, July 1, 2020.

X. Adjournment of Meeting

Ms. Auston moved the Board adjourn the meeting of June 3, 2020. Seconded by Mr. Reem and passed (9-0-0).

President Placek adjourned the meeting at 8:13 p.m.



Secretary
Fairlington Villages, a Condominium Association