

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
June 02, 2021**

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
Jessica Auston	Ward I Director (Via Teleconference)
Philip Brown	Ward V Director (Via Teleconference)
Edward Stollof	Ward II Director
Larry Straub	Ward IV Director
Joe Torres	At-Large Director

Also Present:

Gregory B. Roby	General Manager
Miguel Galvez	Facilities Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
Victoria Gomillion	Office Administrator (Via Teleconference)
Marcus Reed	Office Administrator (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 partly by teleconference.

I. Residents' Comments

Kate Lankford, the homeowner residing at 4606 S. 31st Street, Holly Wendilin, the homeowner residing at 2828 S. Columbus Street, Carol McCaffery, the homeowner residing at 2850 S. Columbus Street, Karen Olson Weaver, the homeowner residing at 3048 S. Abingdon Street, and Donna Valpone, the homeowner of 3046 S. Buchanan Street, came before the Board to speak against the continued use of certain herbicides and pesticides for grounds maintenance. Each gave a five minute presentation concerning the possible dangers to people and pets when using certain products and chemicals and urged the Board to seek more natural and sustainable ways to properly maintain the common element green spaces.

II. Presentation – Holden & 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, 2021.

Mr. Holden reported his staff has been working with a number of companies and has found that Greater New York Insurance is interested in continuing to insure Fairlington Villages at an increase in premium of six percent. This is a favorable premium quote because most rates are now between ten and fifteen percent. He reported he will be presenting a final package for review at the July Board Meeting and it will contain an option to include cyber insurance coverage at an annual cost of about \$3,000.

Presentation – Lancaster Landscapes

President Placek introduced Joel Owen and Adrien Zaleski of Lancaster Landscapes for an overview of current operations at Fairlington Villages. Mr. Owen reported that landscape preparation for the spring 2021 season at Fairlington Villages is well underway with turf preparation, mulching and herbiciding. He noted that the company is moving away from the use of certain herbicide and pesticide chemicals and is using a weed eradication formula which employs animal fat rather than chemicals. The company is also expanding use of an Integrated Pest Management (IPM) program which uses natural predators, such as lady bugs and preying mantis, to keep the level of pest insects under control and keep chemical spraying at a minimum. He then answered questions from the Board.

III. Call to Order

At 7:38 p.m. President Placek called the regular agenda to order.

IV. Establishment of Quorum

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

V. Approval of Minutes

May 5, 2021 Regular Meeting

Mr. Reem moved the minutes of the May 5, 2021 regular meeting of the Board of Directors, as revised, be approved. Seconded by Mr. Stolof and passed (9-0-0).

VI. Old Business

A. Variance Request – 3045 S. Buchanan Street (Remove Load-Bearing Wall and Finish Attic

By unanimous consent this item was withdrawn from consideration as the matter was resolved at the May meeting.

VII. New Business

A. Rules Violation – 4826 S. 29th Street, A-1 – Pet Off-Leash In Common Area

Mr. Straub moved that having conducted the Hearing and 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 of Directors finds that there is a violation of the Association’s By-Laws. Seconded by Ms. Alvord and passed (8-1-0).

Kricket Ichwantoro, the homeowner residing at 4826 S. 29th Street, A-1, came before the Board to challenge the alleged violation and answer questions. She stated that the family cat in question is allowed outside onto the patio area, as it has always been an out-door cat and has resisted confinement in the ten years it has been part of the family. She stated that if the pet has caused any damage to adjacent property when, from time-to-time, it jumps over the enclosure patio fence, she is more than willing to pay the cost of repairs, and is also willing to work with the Association to find a way to confine the pet to the patio area. After a thorough review of the issue the Board agreed to not levy a violation assessment, but only to find that there is a violation of the Farlington Villages rules governing pets. Mr. Roby stated management will continue to work with the complaining party and with Ms. Ichwantoro to reach resolution on this matter.

B. Variance Request – 2862 S. Buchanan Street, B-2 – Create a New Penetration for a Dryer Vent

[The Board took up Items B and C together as a single motion because each was asking for the same approval.]

Mr. Brown moved the Board approve the April 27, 2021 variance request from the homeowner at 2862 S. Buchanan Street, B-2 to create a new penetration for a dryer vent, in accordance with the specifications outlined in the attached variance request. 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. Seconded by Ms. Alvord and passed (9-0-0).

C. Variance Request – 2862 S. Buchanan Street, B-1 – Create a New Penetration for a Dryer Vent

Mr. Brown moved the Board approve the April 29, 2021 variance request from the homeowner at 2862 S. Buchanan Street, B-1 to create a new penetration for a dryer vent, in accordance with the specifications outlined in the attached variance request. 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. Seconded by Ms. Alvord and passed (9-0-0).

D. Variance Request – 4912 S. 28th Street, A-1 – Remove A Load Bearing Wall and a Non-Load Bearing Wall

By unanimous consent, and at the request of the applicant, the variance request was removed from the agenda pending receipt of the proper county permits.

E. Sewer Line Repairs at 2943-2947 S. Dinwiddie Street

Mr. Reem moved that the Board authorize Management to contract with Dynamic Drain Technologies, for the relining of the sewer line serving 2943-2947 S. Dinwiddie Street as described in the attached memo at a cost not to exceed \$25,500.00. The calendar of Reserves Expenditures includes \$50,000.00 for this purpose. Seconded by Ms. Alvord and passed (9-0-0).

To be charged to Reserve Account 3700-4590 – Water/Sewer Lines

F. Sidewalk Repairs

Mr. Reem moved that the Board of Directors authorize Management to contract with Precision Safe Sidewalks for the repairs of sidewalks at 78 locations per the attached memo, at a cost not to exceed \$11,042.00. The calendar of Reserves Expenditures includes \$10,000.00 for this purpose. Seconded by Ms. Alvord and passed (9-0-0).

To be charged to Reserve Account 3700-2000 – Building Exteriors & Structural

G. Concrete Patio & Stoop Replacement at 4840-B S. 28th Street, 4610 S. 31st Road and 3032 S. Buchanan Street; Catch Basin (Storm Drain) Replacement at 2855 S. Abingdon Street

Ms. Auston moved that the Board of Directors authorize Management to contract with Edge Concrete Company, Inc., for the replacement of the original concrete patios and stoops at 4840-B S. 28th Street, 4610 S. 31st Road and 3032 S. Buchanan Street as well as the replacement of the catch basin (storm drain) at 2855 S. Abingdon Street, per the attached memo, at a cost not to exceed \$19,000.00. Seconded by Mr. Stolof and passed (9-0-0).

To be charged to Reserve Account 3700-2000 – Building Exteriors & Structural

VIII. Reports

President: President Placek reported she is in conversation with Fairlington Citizens Association President Guy Land concerning whether there will be a July Fourth parade and how it will be

conducted. She noted that this year's parade may follow the example of last year with a fire truck leading a procession around both North and South Fairlington. She will keep the Board informed as to progress on this matter and in the meantime management will get a county permit for a parade so as to be ready for this eventuality.

Vice President: Ms. Alvord had no report other than reviewing the contents of the July newsletter.

Articles for the July 2021 Issue of the *North Fairlington News*: The Board reviewed items to be included in the July 2021 issue of the *North Fairlington News*.

Treasurer: Mr. Reem reported that the most recent financial report, covering the seventh month of Fiscal Year 2021, shows a surplus for the month of \$8,000 and a year-to-date surplus of \$32,000. Meetings to develop a budget for Fiscal Year 2022 continue to be held.

Secretary: Ms. Wasowski had no report.

Committee Reports:

Activities Committee: Director Torres reported that for the next six months or more he will be acting as temporary Co-Chair of the Activities Committee and he and Ms. Wasowski will continue to seek volunteers to be permanent co-chairs as well as working members of the committee. Long range plans at this moment include a pet happy hour and a fall yard sale.

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. Mr. Roby noted he is in continuing conversation with Premier Aquatics as to whether they will be able to employ enough life guards to allow opening of an additional pool.

IX. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, July 07, 2021.

X. Adjournment of Meeting

Mr. Brown moved the Board adjourn the meeting of June 02, 2021. Seconded by Ms. Alvord and passed (9-0-0).

President Placek adjourned the meeting at 8:43 p.m.

A handwritten signature in black ink, appearing to read "Ali Darsahi". The signature is fluid and cursive, with the first name "Ali" and last name "Darsahi" clearly distinguishable.

Secretary
Fairlington Villages, a Condominium Association