

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
December 1, 2021**

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
Harry Reem	Treasurer and Ward III Director
Philip Brown	Ward V Director (Via Teleconference)
Ed Stollof	Ward II Director
Larry Straub	Ward IV Director
Joe Torres	At-Large Director

Also Present:

Gregory B. Roby	General Manager
Mark Johnson	Operations Manager
Erin Moran	Office Manager
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

Karen McMillan, the homeowner residing at 2829 S. Abingdon Street, came before the Board to state that recently she had decided to repair a leaking outside faucet only to find that to properly perform the job she would have to gain permission from her neighbor to enter the neighbor's unit to remove drywall in the lower level of the unit to make the repair. She stated that this was a great imposition in that it would require a good deal of time to coordinate and she suggested the Association should be responsible for this work because it was decided at the time units were converted to condominiums that this would be the only access to allow such repairs.

II. Call to Order

At 7:04 p.m. President Placek called the regular agenda to order.

II. Establishment of Quorum

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

IV. Approval of Minutes

October 6, 2021 Regular Meeting

Ms. Wasowski moved to approve the minutes of the November 3, 2021 regular meeting of the Board of Directors, as revised. Seconded by Mr. Reem and passed (8-0-0).

V. Old Business

A. Rules Violation – 2856 S. Buchanan Street, C-2: On a motion made by Mr. Reem, seconded by Mr. Torres and passed unanimously (8-0-0), this matter was tabled until the January regular meeting of the Board to allow for further gathering of data.

B. Pool Contract

Mr. Torres moved the Board approve the proposal from High Sierra Pools for pool management for the 2022 pool season at a total cost of \$157,560.00. Seconded by Ms. Alvord and passed (8-0-0).

Ms. Alvord reported the Board held meetings with four service providers submitting bids to perform pool management for the upcoming season. At these meetings Board Members thoroughly reviewed proposals and asked questions in order to arrive at a well thought out decision on the best provider. She stated that High Sierra met all expectations.

To be charged to Operating Account 6438 – Pool Contract

VI. New Business

A. Workers’ Compensation Insurance Renewal

Mr. Reem moved the Board of Directors authorize Holden & Company Insurance to place Workers’ Compensation Insurance for the period from December 18, 2021 until December 18, 2022, with the Hanover Insurance Group at a total cost of \$15,137 as outlined in the attached 2021-2022 Insurance Proposal dated November 10, 2021. Seconded by Mr. Stolof and passed (8-0-0).

To be charged to Operating Account 5390 – Workers’ Compensation

VII. Reports

President: Ms. Placek reminded the Board that Fairlington Villages is again participating in the Toys for Tots program as well as sponsoring its annual food drive. Collection boxes for toys and food will be placed at the administrative office entrance. She noted that December 12th is the last

day for giving toys. She then thanked the seven Members who responded to her request for approval of a Memorial Bench dedicated to Lorraine Drolet. She completed her report by wishing all a Happy Hanukkah, Merry Christmas and a Happy New Year.

Vice President: Ms. Alvord had no report.

Treasurer: Mr. Reem reported the audit of the FY21 financial records will be complete by the end of December and will be submitted at the January meeting. He noted that financial statements for October 2021 will be presented within the week and that \$350,000 in maturing Certificates of Deposit will be reinvested using the investment ladder.

Secretary: Ms. Wasowski had no report.

Committee Reports

Activities Committee: Mr. Torres reported the committee has agreed to not hold any functions until the spring of 2022 and is planning for a spring yard sale and a summer kick-off event.

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.

Management's Project & Status Report: There were no reports, other than those in writing, and there were no questions from the Board.

Office Administrative Report: There were no reports, other than those in writing, and there were no questions from the Board.

Facilities Report: 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.

Articles for the January 2022 Issue of the *North Fairlington News*: The Board reviewed items to be included in the January 2022 issue of the *North Fairlington News*.

IX. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, January 5, 2022.

X. Adjournment of Meeting

Mr. Torres moved the Board adjourn the meeting of December 1, 2021. Seconded by Ms. Wasowski and passed (8-0-0).

President Placek adjourned the meeting at 7:18 p.m.



Secretary
Fairlington Villages, a Condominium Association