

**FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
COMMUNITY CENTER
October 5, 2022**

Directors Present:

Melanie Alvord	President and Ward VI Director
Ed Stolof	Vice President and Ward II Director
Anne Wasowski	Secretary and At-Large Director
Harry Reem	Treasurer and Ward III Director
Philip Brown	Ward V Director (Via Zoom Tele/Video)
Kate Lankford	Ward I Director (Via Zoom Tele/Video and in person)
Karen Weaver	At-Large Director
Larry Straub	Ward V Director (Via Zoom Tele/Video and in person)

Also Present:

Gregory B. Roby	General Manager
Miguel Glavez	Facilities Manager
Mark Johnson	Operations Manager
Victoria Gomillion	Office Administrator (Via Zoom Tele/Video and in person)
Dave Bush	Recording Secretary

President Alvord announced that due to the continuing nation-wide emergency caused by the Covid-19 (Corona) Virus, the meeting was being held in person and via Tele/Zoom Video.

I. Residents' Comments

Eric Ducky, the homeowner of 4609 S. 31st Road, came before the Board to request that the All Fairlington Mom's Group be allowed to serve refreshments at their meetings in the Community Center.

Jess Gorden, the homeowner of 3026 S. Abingdon, came before the Board to request that the All Fairlington Mom's Group be allowed to serve refreshments at their meetings in the Community Center.

II. Call to Order

At 7:41 p.m. President Alvord called the regular agenda to order. She reported that prior to the beginning of the regular October monthly meeting the Board held a special meeting to appoint a Representative for Ward II in the wake of the resignation of Ed Stolof.

She reported the Board appointed Mr. Stolof as the Ward II Representative to serve until the March 2023 Annual Meeting at which time the Ward II seat will be open for election for a one-year term to fill out the unexpired three year term for the seat.

III. Establishment of Quorum

President Alvord noted there was a quorum with seven members present either in person or by Tele/Zoom Video connection. Ward IV Director Larry Straub joined the meeting at 7:50 p.m. and At-Large Director Joe Torres was not in attendance.

IV. Approval of Minutes

September 7, 2022 Regular Meeting

Ms. Wasowski moved to approve the minutes of the September 7, 2022 regular meeting of the Board of Directors, as revised. Seconded by Mr. Reem and passed (7-0-0).

V. Old Business

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

VI. New Business

Ratification of Board Actions

Mr. Reem moved the Board ratify all prior actions of the Board of Directors from April 18, 2018 through the present at which Ed Stolof participated by, and hereby are, ratified as if taken by this body this evening. Seconded by Ms. Wasowski and passed (6-0-1) on a Roll Call Vote with President Alvord, Vice President Stolof, Secretary Wasowski, Treasurer Reem and Directors Brown and Lankford in favor; Director Weaver opposed and Director Straub not yet in attendance.

Legal Counsel recommended, in light of questions having been asked about the validity of Board actions during the time Director Stolof served as a Member of the Board representing Ward II (as noted during the Special Meeting held just prior to this meeting), that the Board, in an abundance of caution, ratify all actions taken by the Board during that time.

A. Employer's Voluntary Contribution to A Simplified Employee Pension (SEP) Plan

Mr. Reem moved the Board authorize a Voluntary Employer Contribution equal to 4% of gross compensation for all eligible employees, for the period of October 1, 2021, through September 30, 2022. Seconded by Mr. Stolof and passed (7-0-0) with Director Straub not yet in attendance.

To be charged to Operating Account GL 5385

B. Transfer of FY22 Excess Assessments to FY23

Mr. Reem moved the Board of Directors authorize that any excess of membership assessments collected over and above the member operating expenses of the condominium for the fiscal year ending September 30, 2022, shall be applied against member assessments for fiscal year 2023, commencing October 1, 2022, as provided by Revenue Ruling 70-604. Seconded by Ms. Lankford and passed (7-0-0) with Director Straub not yet in attendance.

C. Fall Replacement Plants

Ms. Wasowski moved the Board approve the proposal from Lancaster Landscapes for Fall Replacement Plants at a total cost of \$11,392.50. Seconded by Mr. Straub and passed (8-0-0).

To be charged to Operating Account 6145 – Landscape Improvements

D. Ward VI Renovation Planting

Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Ward VI Renovation Planting at a total cost of \$22,333.00. Seconded by Ms. Alvord and passed (8-0-0).

To be charged to Operating Account 6145 – Landscape Improvements

E. Fall Landscape Chemicals

By unanimous consent this item was withdrawn.

F. Fall Focal Bed Plantings

Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Fall Focal Bed Plantings at a total cost of \$5,255.50. Seconded by Ms. Lankford and passed (8-0-0).

To be charged to Operating Account 6150 – Contractor Plantings

Operations Manager Mark Johnson briefly reviewed the plant list which includes new plantings, invasive plant removal, and native plant/pollinator plant improvements.

G. Slate Roofs Preventive Maintenance Program – Wards V and VI, FY2023

Mr. Brown moved the Board of Directors authorize Management to contract with Northern Virginia Roofing, to provide preventive maintenance repair services on the slate roofs located in Wards V and VI at a cost not to exceed \$30,000.00. Seconded by Ms. Wasowski and passed (8-0-0).

To be charged to Reserve Account 6725 – Roofing

H. Flat Roofs Inspection and Preventive Maintenance FY2023

Ms. Wasowski moved the Board of Directors authorize Management to contract with Northern Virginia Roofing, to inspect and provide preventive maintenance repair services to 41 flat roofs at a cost not to exceed \$15,750.00. Seconded by Mr. Reem and passed (8-0-0).

To be Charged to Reserve Account 6725 – Roofing

I. Tree Pruning

Mr. Reem moved the Board approve the proposal from Lancaster Landscapes for Tree Pruning at a total cost of \$37,040.00. Seconded by Mr. Stollof and passed (8-0-0).

To be charged to Operating Account 6160 – Tree Pruning

Operations Manager Mark Johnson briefly reviewed the list of trees to be pruned noting that the Grounds Committee, Lancaster and Management walked the grounds and coordinated the selection. In answer to a question posed by Ms. Weaver he reported that Ward I Pruning expense is twice as high as the other Wards because there are a number of large trees which need to be removed and because there found to be a higher level of tree damage in this particular area.

J. Pool House Renovation

Ms. Lankford moved the Board approve the proposal from American Restoration for Pool House 1 Renovations at a total cost of \$205,300.00. Seconded by Mr. Reem and passed (8-0-0).

To be charged to Reserve Account 3700 – Pool House Reserves

Operations Manager Mark Johnson noted that the cost of renovations for Pool House 1 are about \$20,000 higher than the renovation of Pool House 5 last year due to the rise in cost of materials, having to deal with a different topography and the need for a retaining wall. In review the Board agreed that samples of wood for the pergola be provided to decide whether it should be painted, stained or left as natural without refinement.

VII. Other Business

Weekend Trash Deposit Rules: Director Straub suggested that the rules for deposit of trash on Sundays be changed to allow residents to deposit household garbage in the outdoor trash containers and to take recyclables to the main trash annex. The Board will take up this issue at the November meeting.

VIII. Reports

President: Ms. Alvord reported that after a two year hiatus due to Covid, Fairlington Villages will once again hold the Annual Holiday Party at the Community Center on December 8th. Morning With Santa will also begin again and the Halloween Party will be held October 31st.

Vice President: Mr. Stollof had no report.

Treasurer: Mr. Reem reported the Association remains in sound financial condition. He stated that the most current financial report shows about \$47,362.00 in excess of income over expense for the year-to-date. He reported Legum&Norman is holding the books open for an extra time to allow for all year-end invoices to clear and that the Audit is scheduled for review in December.

Elections Review Committee: Mr. Reem reported the Election Review Committee will be sending a memo asking for comments on possible revisions.

Landscape Service Provider Request for Proposal: Mr. Roby reported that six qualified firms were asked to submit proposals for landscape services and three responded. Bids are now being refined and interviews with the three companies will take place between November 7th and 10th with a final selection expected to take place at the December Board Meeting.

Director Weaver suggested that the time between issuance of the Request for Proposal and return of bids was too short to allow companies to adequately prepare and that the time limit for response should be expanded.

Secretary: Ms. Wasowski had no report.

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

Committee Reports: There were no reports, other than those in writing, and none were presented.

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: Mr. Johnson reported he met with Arlington County personnel concerning the long awaited sidewalk renovation for Abingdon Street between 31st Street and 31st Road and it has been agreed that work will commence on Monday, October 10th.

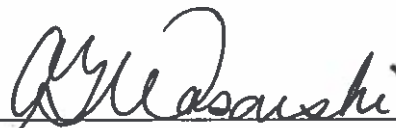
IX. Establishment of Next Board Meeting

The next regular meeting of the Board will be held Wednesday, November 2, 2022.

X. Adjournment of Meeting

Mr. Reem moved the Board adjourn the meeting of October 5, 2022. Seconded by Mr. Straub and passed (8-0-0).

President Alvord adjourned the meeting at 9:12 p.m.



Secretary
Fairlington Villages, a Condominium Association