

**FAIRLINGTON MEADOWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
SOUTH FAIRLINGTON COMMUNITY CENTRE
3308 S. Stafford Street, Arlington, VA 22206
Wednesday, January 16, 2019
6:30 pm**

BOARD MEMBERS PRESENT

Joseph Spytek, President
Lisa Farbstein, Vice President
John Sitton, Member at Large
Nick Slabinski, Treasurer
Erica Brown, Secretary

BOARD MEMBERS ABSENT

MANAGEMENT PRESENT

Sabiha Noorzai, Portfolio Manager, CMC
Dolly Sharma, Recording Secretary, CMC

OTHERS IN ATTENDANCE

Fairlington Meadows Residents

I. EXECUTIVE SESSION

MOTION: Mr. Spytek **MOVED** to approve to convene into Executive Session at 6:30 pm. The **MOTION** was **SECONDED** by Ms. Farbstein and **PASSED** by unanimous consent.

MOTION: Mr. Spytek **MOVED** to reconvene into Open Session at 7:35 pm. The **MOTION** was **SECONDED** by Ms. Farbstein and **PASSED** by unanimous consent.

II. CALL TO ORDER & ESTABLISH QUORUM

MOTION: Mr. Spytek **MOVED** to call the meeting to order at 7:37 pm. The **MOTION** was **SECONDED** by Ms. Brown and **PASSED** by unanimous consent.

III. APPROVAL OF AGENDA

MOTION: Mr. Spytek **MOVED** to approve the January 16, 2019 Agenda as modified. The **MOTION** was **SECONDED** by Mr. Slabinski and **PASSED** by unanimous consent.

IV. APPROVAL OF MINUTES

Add: "Mr. Slabinski is the treasurer"
"New Business Change Greg to Craig"

MOTION: Mr. Spytek **MOVED** to approve the December 19, 2018 Board Meeting Minutes with changes as amended. The **MOTION** was **SECONDED** by Ms. Brown and **PASSED** by unanimous consent.

V. RESIDENTS OPEN FORUM

- The resident wanted to waive the late fees of \$19.00 as he received the coupon very late. Ms. Noorzai responded that she will check the account and waive off the late fees.
- The resident had concerns regarding the penetrations of the branch in the pipes at Court 7. As a result the pipe is cracked. The Board responded that they have received 2 out of 3 bidding proposals. The intent is to replace 80 feet of the pipe in court 7.

Special presentation by Teresa Melson – USI Insurance:

Ms. Teresa Melson from USI Insurance gave a special presentation to answer the questions of the Board and residents. Ms. Melson explained the Insurance Policy Coverage, 100% replacement cost does not include betterments in the units or community. The policy will support the original plan in case of partial damage by fire or structurally unfit. The fire marshal or code enforcer will decide where the rebuilt will take place. USI has a deal with Travelers Insurance for insuring one million dollars per building. The Flood coverage includes water seepage in the building. Ms. Brown inquired about the chimneys having water leakage ad tarps. Ms. Melson suggested that it will be covered in the flood insurance. The Association has mold coverage too. Ms. Melson updated the Board with no liability if it's not negligent. She also explained about the master policy and its subrogation. The insurance will not cover any of the newest models of an item; instead will be provided by same model assigned with the payment of money. CNA Insurance Company covers the DOA which implies to the past, present and future.

VI. COMMITTEE REPORTS

➤ **Pool Committee – Patio and Shade cover Discussion:**

The Pool Committee revised the specs. The recommendation of the committee was to install decks standard PSI. The committee received Sun Guard proposal for brellas less than the other company. Shade and installation 20x20 by new pave area and \$4000 foundation. 14 square and 8 feet high. \$1600 for both installations.

MOTION: Ms. Farbstein **MOVED** to approve the Sun Shade Proposal for one umbrella instead of two in the kiddie pool at a cost not to exceed \$14,850 contingent upon attorney review. The **MOTION** was **SECONDED** by Mr. Sitton and **PASSED** by unanimous consent.

➤ **Grounds Committee**

No Report.

➤ **Trash and Recycling AD Hoc Committee**

The Trash and Recycling Ad Hoc Committee held a meeting during which members discussed possible changes to placement of trash and recycling bins in several courts, including the challenges of doing so in Court 3.

Action Item: The Board directed Ms. Noorzai to contact the trash company for pick up days preferred to be on Saturday otherwise on Friday.

VII. MANAGERS' REPORTS

- **November 2018 Variance Report**
- **Monthly Management Report**
No Report.
- **Monthly Administrative Calendar**

VIII. OLD BUSINESS

- **PCE Project update**
Already Discussed in prior Board meetings.

- **Tennis Court Discussion**

Mr. Ed Girovasi updated the Board about the tennis court rebuild project. The fence for the tennis court will be 10-feet tall all the way around as the standard, with galvanized steel with coating. The poles will have to be replaced as they are 33 years old. The contractor gave an estimate about the cost of the pole replacement to be \$21000. He also gave the options about the tennis court surface as Pro cushion and Pro bounce. Mr. Girovasi recommended the name "Bishop's Tennis" to the Board. Ms. Brown stated that approval will all be contingent upon attorney review. The fence will be done at the end of the project. Mr. Girovasi will keep the Board updated with his further findings.

IX. NEW BUSINESS

X. MATTERS FOR BOARD DECISION

- **All Plumbing Proposal Hydro Jetting:**
Tabled for next Board Meeting.
- **Comcast – Fiber Optic Cable Discussion**
Tabled for next Board Meeting.

XI. MATTERS FOR BOARD DISCUSSION/ INFORMATION

- **Issue Log Review and Update**

XII. ESTABLISHMENT OF NEXT BOARD MEETING- February 13th, 2018

XIII. ADJOURNMENT

MOTION: Mr. Spytek **MOVED** to adjourn at 8:55 pm. The **MOTION** was **SECONDED** by Ms. Brown and **PASSED** by unanimous consent.

Respectfully Submitted by: Dolly Sharma, Recording Secretary