

**FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**  
**April 12, 2016 Board Minutes**  
**Fairlington Community Center**

**ATTENDEES:** Jay Yianilos (President), Thora Stanwood (Vice President), Bill Worsley (Secretary), Maynard Dixon (Treasurer), Lee Henry (At Large), Will Smith (Tennis Chair), and Christopher Giordano and Terry McGuire (Cardinal Management).

**CALL TO ORDER:** The meeting was called to order by the president at 6:45 p.m.

**RESIDENTS' FORUM –**

Christen Snow presented information on composting and food waste recycling in Fairlington on behalf of the Fairlington Compost/FWR Working Group, which works under the umbrella of the FCA. She will produce a blurb about composting for the Glen newsletter.

**APPROVAL OF THE MINUTES:**

**4.12.16.01 Motion.** Moved to approve the minutes of the March 8, 2016 board meeting. Motion passed unanimously.

**COMMITTEE REPORTS:**

Will Smith, chair of the tennis committee, explained proposed repairs to the tennis courts.

**4.12.16.02 Motion.** Moved to approve a contract with Bishop's Tennis Inc. for tennis court resurfacing on the triple tennis courts, crack repairs on the single tennis court, and two nets. The total cost of the contract is \$23,870, which is to be paid from reserves. Motion passed unanimously.

Bob Patrician, ad hoc board representative for the FIOS issue, said that three villages, the Arbor, Mews, and Fairlington Villages, have already signed Verizon's premises access license (PAL) agreement, which allows Verizon to get access to the associations' property to determine how it would install FIOS if the associations go ahead with a decision to approve FIOS. The president directed the management agent to ask Rees Broome to review the PAL agreement.

The landscape committee was represented by the vice president, who discussed proposed landscaping improvements.

**4.12.16.03 Motion.** Moved to approve a \$2,061 contract with Environmental Enhancements for spring landscape improvements. Motion passed unanimously.

The Spring Clean Up & Planting Day will be held on Saturday, April 30, beginning at 9:00 a.m.

**BOARD MEMBERS' REPORTS:**

President --

We have not received any response from Bob Garbacz of the City of Alexandria regarding the community's safety concerns about the intersection of South 36<sup>th</sup> Street and Quaker Lane.

Notice to remove prohibited items from basements was posted in seven B buildings on March 30. April 29 is the deadline to remove the items. A reminder notice will be posted in the foyers of the buildings.

The Glen's two concrete alleyways are significantly deteriorated and need to be added to the reserve study. The management agent was asked to have REI look at the alleyways to see if there is anything we should do now to slow the deterioration of the concrete.

Some sidewalk sections also need replacement, so we will need to do another sidewalk inspection soon.

Vice President –

The vice president asked the management agent to get bids for having parking space numbers stenciled at courts 2, 3, 4, 11, and 14. The job of sealcoating court 8 will be bid separately.

The new grate and frame for court 1 need to be primed, painted, and installed. The vice president asked the management agent to get a bid for this work.

The management agent was asked to find out if the new carriage light was ordered for court 2. A contract with PSE was approved in March to install the new light.

PSG, which did work on brick stoops in December, has been paid for five of the 10 stoops repaired. PSG was to have reported back regarding the remaining five stoops but, since it has not, it will not be paid for any more stoops.

**4.12.16.04 Motion.** Moved to approve an agreement with Innovative Pest Management (formerly Ward Pest Control) for monthly pest control services at \$252 per month. Motion passed unanimously.

The management agent will ask REI to inspect the depression in the basketball court, which has reappeared and grown in size, despite being repaired a few years ago.

Treasurer –

**4.12.16.05 Motion.** Moved to approve Goldklang Group's draft audit for signature so that the audit can be finalized. Motion passed unanimously.

**4.12.16.06 Motion.** Moved to authorize the management agent to get specifications for court 8 pavement work from REI and proceed to bid out the work. Motion passed unanimously.

**4.12.16.07 Motion.** Moved to approve a \$1,650 contract with Kolas Contracting Inc. to replace the rear portico at 4132 S. 36<sup>th</sup> Street.

Secretary –

The brick stoop survey will be performed by the maintenance committee, starting on the weekend of April 16-17. We are also doing a survey of exterior wall cracks to determine our needs for tuckpointing this year. We have inspected five courts and found 13 problem areas already, although most of them are minor.

The maintenance committee will be having a pre-bid meeting with paint contractors on April 27 to review the paint specifications and review the work to be done in this painting cycle.

In performing the tuckpointing survey, the maintenance committee noticed that there are many Comcast cables strung across the rear walls of units in violation of the Glen's rules.

At Large –

No report.

**MANAGEMENT REPORT:**

No report.

**EXECUTIVE SESSION:**

**4.12.16.08 Motion.** Moved to go into executive session at 8:34 p.m. to discuss individual homeowner delinquencies, violations, and other legal matters. Motion passed unanimously.

**4.12.16.09 Motion.** Moved to return to open session at 8:53 p.m. Motion passed unanimously.

**4.12.16.10 Motion.** Moved to write off low balances on accounts 1021, 2072, 3082, and 3118 as bad debt. Motion passed unanimously.

**4.12.16.11 Motion.** Motion to accept a credit from the management company in the amount of \$3,157.74 to compensate for payroll overages and the management fee. Motion passed unanimously.

**ADJOURNMENT:** The meeting was adjourned by the president at 9:00 p.m.

The next scheduled meeting of the board is Tuesday, May 10, 2016, at 6:45 p.m. in the Fairlington Community Center.

Respectfully submitted,

Bill Worsley  
Secretary