

**FAIRLINGTON GLEN COUNCIL OF CO-OWNERS**

**March 14, 2023**

**Board Minutes**

**Online via ZOOM**

ATTENDEES: Charlie Robbins (President), Jeremy Wiedemann (Vice President), Maynard Dixon (Treasurer), Susan Hunchar (Secretary), Amy Steliga (Onsite Manager), Candace Lewis (Management Agent)

TJ Doyle (At-Large Member) was absent.

CALL TO ORDER: The meeting was called to order at 6:31 p.m. by the President via Zoom.

Residents: Lori Derkay (Court 12 Ct. Rep; Co-Chair Pool Cmtee); Angela Donatelli (Court 6; Landscape Cmtee. Finance Officer); Court 8 Co-Owner; Marion P. Suter (Court 5)

**RESIDENTS FORUM:** Angela Donatelli thanked the Onsite Manager for her assistance with the project behind Court 7 that affected Angela's home. A co-owner in Ct. 8 described security concerns for Court 8 since they are close to Bradlee Shopping Center. Students from Alexandria City High School are crossing into the Glen from the shopping center and have been seen using drugs in the Court 8 B Building and have been seen around the tennis court by Court 7. These actions have prompted a variance request by the co-owners for a lock on the front door of their B Building. The co-owner noted the recent assault of an elderly man in the McDonald's and the murder of a student in the shopping center by teens last year and requested the Board create and finance a public safety/security committee to mitigate this problem. The President thanked the co-owner for addressing the issue and agreed to establish a Security Committee of a maximum of four Glen residents. A motion was considered but more discussions are required. The President also noted that the Glen should work with Fairlington Arbor since they have had similar incidents on their property and to work with the Arlington Police Dept. The co-owner agreed to chair a Security Committee and to advertise for volunteers for the committee. The Vice-President volunteered to join the committee.

**03.14.2023.01 MOTION.** Moved to approve the minutes of the February 14, 2023 Board Meeting. Motion passed unanimously.

**PRESIDENT:** The President reported that things are proceeding on track and on budget. We are preparing for the summer and the budget will be under some degree of strain due to cost increases for multiple reasons.

**VICE PRESIDENT:** The Vice-President reported that the second floor bathroom water in his home smells almost like a sewer. He suggested that if people come forward saying they are having sewer smells, it is not a real problem but odor is deleted when running the water. Angela Donatelli reported that there is a dry drain pipe in the basement wall in the water closet of her unit to reduce water pressure if necessary. The Treasurer noted that people are at home more and should make sure pipes are flushed out daily without anything in the toilet and be careful of what is put into the toilets. The President noted that at times when the County changes the water, there are odors.

The Vice President thanked the Onsite Manager for her work with all the work that has and is being done and she is handling it all very well. He reported signs that other communities are redoing parking lots so street parking is more limited than usual. The President noted that since the nearby Cadillac dealer is having a lot of construction, workers are parking their cars in the close Fairlington areas.

**TREASURER:** Concerning the Kolas painting proposal for Courts 9-10 in the Management Report, the Treasurer stated that he was pleased that Kolas did not increase the unit cost over last year. He opined that the job may be getting easier because we are soft washing the wood first and we have done carpentry that makes the painting easier.

**03.14.2023.02 MOTION.** Moved to approve the Kolas proposal in Management Exhibit E to paint Courts 9-10 for \$47,634.00. Motion passed unanimously.

The Treasurer asked that the Management Report be clarified to show that, concerning the F.H. Furr, Inc. sewer line repair to 4314 S. 35<sup>th</sup> St., costing \$10,918.50 :

(a) The repair was in Court 16 rather than Court 15 (see Exhibit D, p.12).

(b) The Board did not approve this work by email vote before it was done. A crisis-need for the repair arose over the weekend. The Treasurer visited the site, talked to the technician and the owner, and observed the camera footage. The Treasurer determined that the owner needed to contact F.H.Furr, Inc. immediately for the repair to avoid health problems and to lock-in an early repair date; so he advised the owner to sign his own contract and assured him that the Glen would reimburse him for the work.

The Treasurer noted that some accounting issues have changed and requests that the ledgers be the same format as before. The Management Agent noted that Cardinal is using a new system and she offered to review the new system with him and the President. He also noted some errors in a list of approvals and an address in the Management report.

Morgan Stanley projections for Jan. 2023 are that our interest will be \$61,380 if we maintain our same level of reserves.

He noted that Cardinal Management has changed the account numbers and are now different for the new system.

**SECRETARY: 03.14.2023.03 MOTION.** Moved to ratify the variance request of Nicholas Mormann (doing business as Mormann Properties LLC) as owner of 3537 B2 S. Stafford St. on March 9, 2023 to convert the existing attic into an office. Motion passed unanimously.

**03.14.2023.04 MOTION.** Moved to ratify the landscape variance request of Robert Sommers and JD Moore as owners of 3542 S. Stafford St. on Feb. 15, 2023 to do extensive planting in the area in front of the unit. Motion passed unanimously.

**03.14.2023.05 MOTION.** Moved to ratify the F.H. Furr proposal for disconnected pipe repairs in Court 6 for the amount of \$13,172.00. Motion passed unanimously.

**03.14.2023.06 MOTION.** Moved to ratify the Atlantic Pools, Inc. proposal for wading pool and pool stair repairs for the amount of \$4000.00. Motion passed unanimously.

## **COMMITTEE REPORTS**

**Pool Committee:** The Co-Chair reported that the first planning meeting of the Committee was on March 19. She thanked the Onsite Manager for having the pool deck fixed. Atlantic Pools, Inc. will have work done prior to pool opening. Additional help recruiting lifeguards will continue through April and May. If residents know of anyone who is a lifeguard, please pass the name & information to Atlantic Pools, Inc. and be sure to tell Atlantic that they are Fairlington Glen residents. The Co-Chair asked that pool bathrooms be checked and items be repaired if necessary and that new shower curtains be purchased. A change this year is that floats will not be permitted in the deep end of the pool. Pool passes will be distributed when they are available. Opening pool season will be around Memorial Day and a bar-b-que will be on opening day. People will be needed to cook, clean up, etc. The Co-Chair noted that schools are closing early for Memorial Day so the pool will be open from noon until 8pm that day. The President and the Co-Chair noted that the pool lift is definitely appreciated by residents and the chair family appreciated it.

The Co-Chair looked at the revised policy manual and requested one change and will get it to the Treasurer. She asked that it be made available right before the pool opening to prevent confusion with current policy.

There will be a new schedule from Atlantic modifying the first two weeks between Memorial Day and public schools closing.

The Treasurer asked about the costs for 2024 for the pool committee and pool furniture and the Co-Chair reported that it will be similar to that of 2023 and will provide information to the Treasurer. The President and the Co-Chair noted that the pool lift was definitely appreciated by residents and the chair family greatly appreciated it.

**Landscape Committee:** The Board Secretary reported that the LSC cleanup campaign is to be April 15 (or 22<sup>nd</sup> if rain on the 15<sup>th</sup>). The Editor will put the information in The Glen Echo April edition.

Professional Grounds (ProGrounds) submitted a proposal of \$11,000 for looking at our 620 trees and it was decided that that is too costly and G&V is to give an estimate, too. We will modify the action and hopefully get less-costly proposals. We will try to replace trees as well as we can this year.

The Treasurer noted that he needs the invoices for Jan. from the Onsite Manager for his spreadsheets.

Angela Donatelli of the Landscape Committee reported on a pilot test replacing the trees that failed a few years ago on the King St. border of Court 6. Soil samples have been fine. Trees will be ordered from Costco at lower prices than found elsewhere and ProGrounds will plant the trees. Recent soil samples have shown no problems. The earlier problem is unknown; perhaps a deficiency in watering. ProGrounds reported that after the first year, the trees should be established. Hopefully we will have residents' assistance watering and helping to maintain them.

The Treasurer noted that trees that were planted a few years ago along King St. started dying off in the winter. He suggested planting farther back from the street even though it was found that road salt was not the culprit.

The Court 8 tree problem continues. One consideration is having the fence covered with some green fabric. There has been a lot of drainage work including a French drain by HEMAX and trenches that might have affected the trees. The Court 8 vegetable garden has to be taken into consideration. The President suggested doing Court 6 now and if successful, then try it in Court 8.

## **MANAGEMENT REPORT**

### **Onsite Manager**

Court 7 - sewer line repair between Courts 6 & 7 was held up for County inspection and weather delays. Concrete is being poured by the end of the week.

Court 6 - sewer lines of disconnected pipes. Contacted F.H. Furr to get done as soon as possible.

## **Management Agent**

The Board is to meet regarding our financials and the President will discuss with the Management Agent.

## **New Business**

PSC lantern proposal - The Vice President noted that the old metal ones have some problems but are very durable and questions that of the plastic version. The Treasurer noted some problems with the old and possibly the new.

**03.14.2023.07 MOTION.** The Vice President moved to table another month for the replacement of the lampposts throughout the Glen with a plastic model. Motion passed unanimously.

**EXECUTIVE SESSION: 03.14.2023.8 MOTION.** Moved to go into Executive Session at 7:41pm. The Board reconvened in regular session at 8:09pm. The Treasurer thanked the Management Agent for explaining the new management systems and noted that it is easier to read the information.

**ADJOURNMENT:** The meeting was adjourned by the President at 8:11pm.

Respectfully submitted,

Susan N. Hunchar, Secretary

The next scheduled meeting of the Board is April 11, 2023 at 6:30 pm. The meeting will be held virtually via Zoom.