

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Fairlington Community Center
Thursday October 25, 2018
7:00 p.m.**

BOARD MEMBERS PRESENT

Renee Powlette, President
Ryan Hamel, 2nd Vice President
Jennifer Birtwhistle, Secretary
Lori Stuntz, Treasurer

BOARD MEMBERS ABSENT

Gabe Butler, Vice President

MANAGEMENT PRESENT

Sabiha Noorzai-Barbour, CMC Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Judith Guerny
Penny Glass
David Allen

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:00 p.m. noting that a quorum was met with four (4) Board members present.

GUEST SPEAKER

David Allen is the Director of Fiber Operations for Comcast.

- Mr. Allen stated that Comcast will be upgrading their cable and infrastructure to help with download and upload speeds to users.
- He stated that Comcast will begin the upgrade process by placing fibers within the Arlington Communities.
- Also placing more nodes closer to user's homes and replacing all taps where coax cables plug into.
- The time frame of this project is tentatively to start in November and finish by the end of this year 2018.
- Comcast will notify the management company and the maintenance staff if there needs to be any major construction done during this upgrade process.

RESIDENT FORUM

- No Comments.

APPROVAL OF MINUTES – September 27, 2018

MOTION: Mr. Hamel **MOVED** to approve the minutes of the September 27, 2018 Board of Directors meeting as amended. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MATTERS FOR BOARD DECISION

Ratify Variance Req 3540 S. Wakefield St.

MOTION: Ms. Birtwhistle **MOVED** to ratify the decision made by email vote to unanimously approve the variance request to renovate the kitchen area at 3540 S. Wakefield Street. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

Kolas Proposal for Gutter Cleaning

MOTION: Mr. Hamel **MOVED** to approve the proposal from Kolas Contracting Inc. to complete gutter cleaning in all 15 courts of the Fairlington Mews Condos in the amount of \$6,900.00. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

Environmental Enhancement Proposal

MOTION: Mr. Hamel **MOVED** to approve the proposal from Environmental Enhancements for the building of the retention box and landscaping around it to be located in Court #11 in the amount of \$2,202.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Moore & Wright Proposal

MOTION: Mr. Hamel **MOVED** to approve the proposal from Moore & Wright Tree Service to perform tree removal, repair, & maintenance throughout the entire Fairlington Mews Condo area in the amount of \$27,200.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

W.R. Restoration Change Order

MOTION: Mr. Hamel **MOVED** to approve the proposal from W.R. Restoration Inc. for the removal and disposal of concrete and debris at 4692 A 36th Street South in the amount of \$2,500.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MATTERS FOR BOARD DISCUSSION/INFORMATION

Fence Project

The fence project is now complete for the entire community including the installation of the fence post caps.

OFFICER REPORTS

President: No Report.

Treasurer: The financials were presented and reflect that as of September 2018, the Association's Total Cash and Investments are \$1,820,059.00, Year to Date Income is \$174,782.00, Year to Date Expenses are \$182,188.00, and the Year to Date Net Loss is \$7,406.00.

Secretary: No Report.

COMMITTEE REPORTS

Landscape: Ms. Guerny discussed the topic of an arborist to do a complete tree survey of all the trees within Fairlington Mews Condos to see what kind of information on the trees would be generated and its usefulness to this Condo Association.

Recreation: No Report.

Pool: No Report.

Newsletter: No Report.

Finance: See “Treasurer’s Report”.

Fence: See “Matters for board Discussion/Information

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for December 6, 2018.

ADJOURNMENT

MOTION: Mr. Hamel **MOVED** to adjourn the Board of Directors meeting at 8:01 p.m. The motion was **SECONDED** by Ms. Birtwhistle and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary