

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
Via Conference Call
Thursday February 25, 2021
7:00 p.m.**

BOARD MEMBERS PRESENT

Renee Powlette
Lori Stuntz
Robert Efimba
Gabe Butler

BOARD MEMBERS ABSENT

Ryan Hamel

MANAGEMENT PRESENT

Justin Field, NRP Portfolio Manager
Kemi Ojumu, Recording Secretary

OTHERS IN ATTENDANCE

Sue Davis
Judith Guerny
Rosalind Singer
Kara Boyer

CALL TO ORDER

Ms. Powlette called the meeting to order at 7:00 p.m. noting that a quorum was met with three (3) Board members present via Conference Call.

RESIDENT FORUM

- None

APPROVAL OF MINUTES – January 28, 2021

MOTION: Ms. Stuntz **MOVED** to approve the minutes of the January 28, 2021 Board of Directors meeting as presented. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

COMMITTEE REPORTS

Landscape Committee

Rejuvenation Pruning

The landscaping committee would like to engage with Environmental Enhancements for the continuation of the rejuvenation pruning program where the work will consist of required reduction, selective pruning of sides, rejuvenation and cutting back ground cover. The pruning will allow air penetration and future growth on the inside of the plant.

Court 4 Grounds Maintenance

The landscaping committee provided an update on the work that needs to be done in Court #4, the soil in the front of the court is so compacted that the court is in danger of losing two large willow oak trees because are getting any water. To fix the soil the area will need to be dug up and amended using sand and rocks so that water can get into the roots of the trees again. The area will be roped off immediately to prevent anyone from using it as it is a tree protection area and the ground is currently fragile.

Change in Attendance

Mr. Robert Efimba arrives at 7:12 pm.

MANAGEMENT REPORTS

Management presented a list of items they have been working on since the last Board meeting.

Financial Report

Management presented the financials as of December 2020. A copy of the report was included in the Board package for review.

UNFINISHED BUSINESS

Update on Double Tennis Court

Management has reached out to Bishop's Tennis, ATC Corp, and Mid-Atlantic Tennis Courts to solicit interest in bidding on the double tennis court project. Two vendors have responded expressing their interest and will be on property this week to do a walk-through of the area.

NEW BUSINESS

Roof Repair Proposal

Management has provided roof repair proposals from Katchmark for \$3,950.00, NV Roofing for \$4,875.00, and The Durable Slate Company for \$10,120.00 for the various needs around the community. Each contractor walked and looked at each roof that needed repairs.

MOTION: Ms. Stuntz **MOVED** to approve the proposal from Katchmark for the various roof repairs in the amount of \$3,950.00. The motion was not seconded.

Pool Use by Swim Team Discussion

The Board discussed the request from the FINS swim team that would like to use the Fairlington Mews pool for one week in July for their swim meets. The Board will wait to see what the Governor says about this year's pool season COVID restrictions.

Painting Proposal

MOTION: Ms. Stuntz **MOVED** to approve the proposal from Kolas Contracting for painting in Courts \$7-11 in an amount of \$68,400.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Resident Request

MOTION: Mr. Butler **MOVED** to allow the requesting resident to have a removable storage POD for 3 days that will be housed in her parking space. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

PRESIDENTS REPORT

Ms. Powlette stated that she would like to put out a spring newsletter which will include information for new homeowners and renters on how to get signed up with the community website and to get updates on what's occurring within the community.

EXECUTIVE SESSION

MOTION: Mr. Butler **MOVED** to convene into an Executive Session at 8:05 p.m. to discuss delinquencies, and the architectural report. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

MOTION: Mr. Butler **MOVED** to reconvene from Executive Session at 8:22 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

ESTABLISHMENT OF NEXT BOARD MEETING

The next monthly Board meeting is scheduled for March 25, 2021.

ADJOURNMENT

MOTION: Mr. Butler **MOVED** to adjourn the Board of Directors meeting at 8:23 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:
Kemi Ojumu, Recording Secretary