

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

**BOARD MEMBERS PRESENT**

Renee Powlette  
Lori Stuntz  
Robert Efimba  
Gabe Butler  
Ryan Hamel

**MANAGEMENT PRESENT**

Justin Field, NRP Portfolio Manager  
Kemi Ojumu, Recording Secretary

**OTHERS IN ATTENDANCE**

Sue Davis  
Judith Guerny  
Sharon Webster  
David Krane  
Jackie Livingston  
Sam Hamel  
Fern Birtwistle  
Patty Nance  
Annette Barraja  
Tim Burke

**CALL TO ORDER**

Ms. Powlette called the meeting to order at 7:00 p.m. noting that a quorum was met with five (5) Board members present via Conference Call.

**RESIDENT FORUM**

- None.

**APPROVAL OF MINUTES – February 25, 2021**

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

**APPROVAL OF MINUTES – March 11, 2021**

**MOTION:** Ms. Stuntz **MOVED** to approve the minutes of the March 11, 2021 Special Meeting as presented. The motion was **SECONDED** by Mr. Hamel and **PASSED** by unanimous consent.

## **COMMITTEE REPORTS**

### **Landscape Committee**

#### **Ratify Pruning Vote**

**MOTION:** Mr. Hamel **MOVED** to ratify the proposal from Environmental Enhancements for the rejuvenation pruning program which consists of required reduction, selective pruning of sides, rejuvenation and cutting back groundcover in Courts #1-5 in an amount of \$4,936.83. The motion was **SECONDED** by Mr. Efimba and **PASSED** by unanimous consent.

### **Grounds Maintenance**

The landscaping committee inquired about sending an email to members to assist with various landscaping needs around the community. They would volunteers from each court to do some watering and weeding around their respective areas. The committee knows that some residents need Master Gardening hours and would be glad to volunteer.

## **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 February 2021. 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. Bishop's Tennis and ATC Corp have completed their onsite walk-through of the area and will provide bids for the scope of work.

### **Roofing Committee Discussion**

Management discussed the charter process for a new committee. Mr. Butler presented the committee's project charter that will be sent out to the community for information on the new committee and volunteer signup.

## **NEW BUSINESS**

### **Pool Deck Repair Proposal**

**MOTION:** Mr. Hamel **MOVED** to approve the proposal from Sundek of Washington for pool opening repairs and maintenance in an amount of \$1,000.00. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

### **Reimbursement Request**

**MOTION:** Mr. Hamel **MOVED** to approve the reimbursement request in an amount of \$324.23. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by majority rule. Mr. Efimba abstained.

#### Variance Request – 4603A 36th St Kitchen

**MOTION:** Mr. Hamel **MOVED** to approve the variance request from the owner of 4603A 36<sup>th</sup> St. to alter the kitchen by removing partition walls. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

#### Variance Request – 4603B 36<sup>th</sup> St Kitchen

**MOTION:** Mr. Hamel **MOVED** to approve the variance request from the owner of 4603B 36<sup>th</sup> St. to alter the kitchen by partially removing a non-load bearing wall. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

#### Brick Stoop Repair Discussion

The Board received a request for the repair or replacement of the front brick stoop and noted that there have been several sightings of brick steps that are failing. However the prior vendor that completed the brick stoop repairs has retired so management will need to put an RFP out for potential new vendors to complete this work. The Board president will also contact the other the Fairlington presidents to inquire about who completed their brick work.

#### **PRESIDENTS REPORT**

Ms. Powlette stated that there have been a lot of questions about the pool rules for this year. She stated that the Governor has released their rules for pools and it will be at a 75% capacity limit. She also noted that single residents have inquired about the ability to bring guests so the Board members can consider this option and the topic will be further discussed at next month's meeting. There was a resident complaint about homeowner's personal items being left at the public picnic tables and playground as well as some sporting equipment being left out behind Court# 9. The Board will be issuing a Spring newsletter which will highlight some rules and direct them to the website for the full list and to get news updates. Lastly there was a request for the backboard that is currently at the double tennis courts to be moved to the single tennis court. The Board wanted to remind all homeowners to lock their cars and homes as theft is on the rise.

- A resident inquired about what is being placed in the open space once half of the double tennis court is demolished.
  - o The Board will review the original survey results get the community's feedback on the top suggestions.

#### **EXECUTIVE SESSION**

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

**MOTION:** Mr. Hamel **MOVED** to reconvene from Executive Session at 8:07 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 April 22, 2021.

**ADJOURNMENT**

**MOTION:** Mr. Efimba **MOVED** to adjourn the Board of Directors meeting at 8:10 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary