

**FAIRLINGTON MEWS COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
Via Conference Call  
Thursday July 22, 2021  
7:00 p.m.**

**BOARD MEMBERS PRESENT**

Renee Powlette  
Lori Stuntz  
Gabe Butler  
Jackie Livingston

**BOARD MEMBERS ABSENT**

Robert Efimba

**MANAGEMENT PRESENT**

Kemi Ojumu, Recording Secretary

**MANAGEMENT ABSENT**

Justin Field, NRP Portfolio Manager

**OTHERS IN ATTENDANCE**

Carroll Mitchell  
Judith Guerny  
Ryan Hamel  
Sherry Webster  
Sue Davis  
Fern Birtwistle

**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 via Conference Call.

**RESIDENT FORUM**

- A resident inquired about the status of the double tennis court construction and wondered if they will be done before the summer is over.
- A resident inquired about the status of the stoop repairs throughout the community.
- A resident inquired when the bushes and shrubs would be trimmed throughout the community.

**APPROVAL OF MINUTES – May 27, 2021**

**MOTION:** Ms. Stuntz **MOVED** to approve the minutes of the May 27, 2021 Board of Directors meeting as presented. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

## **COMMITTEE REPORTS**

### **Landscape Committee**

The landscaping committee co-chair, Ms. Davis, stated that there have been some recent issues with the landscaper, Environmental Enhancement, as it seems that they are not weeding or trimming the shrubs throughout the community as they should be doing. She also indicated that the committee is looking into sending out RFPs to other landscaping companies once the landscaping contract is up next year.

## **MANAGEMENT REPORTS**

The Management report of the items they have been working on since the last Board meeting was included in the Board package for review.

### **Financial Report**

Management presented the financials as of June 2021. A copy of the report was included in the Board package for review.

## **UNFINISHED BUSINESS**

### **Update on Double Tennis Court**

The ATC Corp has had to postpone work on the double tennis courts due to not being fully staffed because of the COVID-19 pandemic. They are in communication with management and will resume work once their staff returns.

### **Brick Stoop Repair Proposals**

**MOTION:** Mr. Butler **MOVED** to approve the proposal from LCS Property Services, LLC. to repair and full replacement of all joints at 15 sets of brick entrance steps in an amount of \$12,616.00. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

## **NEW BUSINESS**

### **Board Officer Appointments**

**MOTION:** Mr. Butler **MOVED** to establish the following Board positions;

Ms. Renee Powlette - President

Ms. Jackie Livingston - Vice President

Ms. Lori Stuntz – Treasurer

Mr. Gabe Butler - Secretary

Mr. Robert Efimba – Member at Large

The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

### **DMA Cleaning Contract Renewal**

**MOTION:** Mr. Butler **MOVED** to renew the cleaning services contract from DMA Cleaning Services, Inc. for the contract year of August 1, 2021 – July 31, 2022 with a 2% increase in the monthly contract price to \$716.36 per month. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Ratification of Virtual Meeting Policy

**MOTION:** Ms. Stuntz **MOVED** to ratify the decisions made outside of a Board meeting to adopt a Virtual Membership Meetings and Electronic Voting Policy. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

Request for Reimbursement

**MOTION:** Ms. Livingston **MOVED** to deny the resident reimbursement request. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Drainage Proposal

**MOTION:** Ms. Livingston **MOVED** to approve the proposal from All Plumbing for the drainage repairs at 4625 & 4627 36<sup>th</sup> Street in the amount of \$3,250.00. The motion was **SECONDED** by Mr. Butler and **PASSED** by unanimous consent.

**PRESIDENTS REPORT**

Ms. Powlette stated that there was a homeowner request to create a pool committee that will sponsor pool parties with music for the community.

**EXECUTIVE SESSION**

**MOTION:** Mr. Butler **MOVED** to convene into an Executive Session at 7:39 p.m. to discuss delinquencies, and the architectural report. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

**MOTION:** Ms. Stuntz **MOVED** to reconvene from Executive Session at 7:44 p.m. The motion was **SECONDED** by Ms. Livingston and **PASSED** by unanimous consent.

**ESTABLISHMENT OF NEXT BOARD MEETING**

The next monthly Board meeting is scheduled for August 26, 2021.

**ADJOURNMENT**

**MOTION:** Ms. Livingston **MOVED** to adjourn the Board of Directors meeting at 7:46 p.m. The motion was **SECONDED** by Ms. Stuntz and **PASSED** by unanimous consent.

Respectfully Submitted by:  
Kemi Ojumu, Recording Secretary