

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
May 15, 2012

1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: President Mr. Ali called the meeting to order at 6:01 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Ms. Jennifer Pitz, Secretary
Mr. David Weinberg, Director
Mr. Don Nachtwey, Director [by phone at 7:03 p.m.]
Mr. Robert Turman, Director

Directors Absent: None

Management: Mr. Francisco Foschi, Building Manager
Ms. Leila Riahi, Assistant Manager

II. APPROVAL OF AGENDA:

MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the agenda as amended. The motion passed unanimously (6-0-0).

III. APPROVAL OF MINUTES: EDITS

MOTION: Mr. Miller moved, Mr. Weinberg seconded, to approve the minutes of April 17, 2012 as amended. The motion passed (4-0-2) with Mr. Ali and Mr. Spell abstaining.

IV. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

- The A/C was turned on May 1st.
- Real estate taxes are due June 15th.
- Election of Board Officers:

MOTION: Mr. Miller moved, Ms. Pitz seconded, to nominate Mr. Ali as President. The motion passed by unanimous acclamation.

MOTION: Ms. Pitz moved, Mr. Spell seconded, to nominate Mr. Miller as Vice President. The motion passed unanimously (6-0-0).

MOTION: Mr. Ali moved, Mr. Miller seconded, to nominated Ms. Pitz as Secretary. The motion passed unanimously (6-0-0).

MOTION: Mr. Ali moved, Mr. Weinberg seconded, to nominate Mr. Spell as Treasurer. The motion passed unanimously (6-0-0).

MOTION: Mr. Ali moved, Mr. Spell seconded, to nominate Mr. Turman as OA Representative. The motion passed unanimously (6-0-0).

Mr. Foschi said that Mr. Weinberg, Mr. Turman, Mr. Miller, and Mr. Ali will serve until 2013 and Mr. Spell, Mr. Nachtwey, and Ms. Pitz will be up for re-election in 2014.

V. **REPORTS:**

A. **President:** Mr. Ali reported that on June 1st, two Rosslyn organizations will merge into Rosslyn Business Improvement Corporation.

B. **Treasurer:** Mr. Spell reported that operating cash was \$161,029; replacement reserves were \$1,579,343; and total operating cash and reserves were \$1,752,950.

Mr. Foschi discussed the March 2012 Variance Report.

[Mr. Nachtwey called in to the meeting at 7:03 p.m.]

C. **OA:** Mr. Turman reported that the OA discussed the following matters:

- **Insurance Presentation:** Joe Rice gave a presentation to building managers on May 3rd on insurance coverage.
- **Entertainment Center Task Force:** Mr. Spell, Mr. Priest and Mr. Williams have volunteered.
- **Pool Passes:** The Board discussed ways to get multiple passes. The Entertainment Center was now open 7 days a week for residents to buy passes.
- **Expanding Size of Some Parking Spaces:** Spaces will be measured and mapped.
- **Cosmetic Repairs to the Village:** Mr. Ingram will be consulted about whether the OA or the owners are responsible for repairs.
- **Hoteling Units:** This practice has an impact on insurance and other issues.
- **Loan to River Place East:** The OA investment policy does not expressly prohibit a loan. Zalco will manage the loan and the property in case the East defaults on the loan. The interest rate will be tied to CD rates and Merrill Lynch will establish loan terms. Mr. Nachtwey said he was opposed to a lending program.
- **Treasurer:** Mr. Dibley will be the non-voting Treasurer of the OA.

D. **Manager's Report:** In Board package.

VI. **NEW BUSINESS:**

A. **Main Air Handling Unit Overhaul:** Mr. Foschi said that replacement was scheduled for 2012 and will cost about \$160,000. He suggested hiring a consultant to oversee the project and received a proposal from FEA. Mr. Ali said to get at least 2 more bids.

5/15/2012 ACTION 1: Mr. Foschi will get at least 2 more bids for oversight of the replacement of the main air handling unit and check for a punch list and the number of site visits.

B. **Expansion Tank Replacement:** Mr. Foschi said this reserve project was scheduled for 2012. He received 1 bid in the amount of \$8,600 for the job.

5/15/2012 ACTION 2: Mr. Foschi will get 2 more proposals for expansion tank replacement.

C. **Laundry Contract Review:** Mr. Foschi said that the contract was due in October, but that it required a 90 day notice of termination. He also said that he will send the Board a spreadsheet to compare the 3 proposals.

5/15/2012 ACTION 3: Mr. Foschi and Mr. Spell will negotiate with the 3 companies to get the best laundry contract.

VII. **OLD BUSINESS:**

A. Units Delinquent: The Board decided to pursue Steps 1 and 2 as recommended by Seth Stark.

B. Party Room Upgrade: Moved to next month.

C. 11th Floor Items: Mr. Miller said that conversion is possible but that the County requires architectural drawings. Mr. Ali authorized Mr. Miller to get estimates on drawings. The Board will discuss options at the next meeting.

D. Action Items Update: All completed.

VIII. ADJOURNMENT:

MOTION: Mr. Turman moved, Mr. Miller seconded, to adjourn the open meeting at 8:33 p.m. and convene an Executive Session. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

Approved by:
Jennifer Pitz, Secretary
River Place North
Housing Corporation

ACTIONS TAKEN BY THE BOARD

5/15/2012 ACTION 1: Mr. Foschi will get at least 2 more bids for oversight of the replacement of the main air handling unit and check for a punch list and the number of site visits.

5/15/2012 ACTION 2: Mr. Foschi will get 2 more proposals for expansion tank replacement.

5/15/2012 ACTION 3: Mr. Foschi and Mr. Spell will negotiate to negotiate with the 3 companies to get the best laundry contract.