

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

April 15, 2014
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:06 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Ms. Jennifer Pitz, Secretary
Mr. Robert Turman, Director

Directors Absent: Mr. David Weinberg, Director
Mr. Brad Niesen, Director

Management: Mr. Francisco Foschi, Building Manager
Ms. Leila Riahi, Assistant Manager
Mr. Mario Breda, Building Engineer
Mr. Michael Stone, Adcock Systems
Ms. Mandy Flanagan, Adcock Systems

Shareholders: Ms. Denise Hoban #1011.

II. RESIDENT PARTICIPATION: Ms. Hoban wanted to find out about the false alarms going off in the building. Mr. Foschi said that the fire alarms were tested on February 25 and the County's punch list was addressed. He said that of the 4 alarms that went off after that, the fire department said that one was legitimate. He also said he invited Adcock representatives to the meeting to suggest solutions to the problem.

III. PRESENTATION BY ADCOCK SYSTEMS: Mr. Stone said that the building system was 30 years old and that alarms were going off in different zones. The solution he suggested was a cascade replacement. He also suggested installing a sprinkler system. Ms. Flanagan then discussed possible upgrades. She said that the 10 floors will take about a month to implement the upgrades which will have a one-year warrantee. She also said that drawings must be submitted to the County for approval. She said that Adcock can prepare drawings and the preliminary design. The proposal was for \$195,000 for direct replacement, but the design alone will cost \$3500. Mr. Stone added that he can recommend engineers and other contractors.

[Mr. Breda, Mr. Stone and Ms. Flanagan left the meeting at 6:45 p.m.]

IV. APPROVAL OF AGENDA:

MOTION: Ms. Pitz moved, Mr. Spell seconded, to approve the agenda as written. The motion passed unanimously (5-0-0).

V. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Ms. Pitz seconded, to approve the Minutes of February 18, 2014 as amended. The motion passed unanimously (5-0-0).

VI. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

Mr. Foschi said that the renewal of corporation's certification is due; semi-annual maintenance will begin, new coupons were mailed; and the A/C will be ready to be turned on next week.

VII. REPORTS:

A. President: Mr. Ali said that the Entertainment Center looked good.

B. Treasurer: Mr. Spell reported that total operating cash was \$146,652; replacement reserves totaled \$1,726,769 and operating reserves were \$97,593. He added that total assets were \$2,123,453. Mr. Foschi then discussed the March 2014 Variance Report and delinquencies.

C. OA Report: Mr. Turman said that the OA did not have a meeting.

D. Manager's Report: Mr. Foschi cited his report in the Board packet.

VIII. NEW BUSINESS:

A. Building Link Software: Mr. Spell said that this company was the best known of the 3 competing and may be able to be integrated with Skyline. Mr. Foschi said he can schedule the 3 companies to do presentations.

B. Eleventh Floor: Mr. Miller said that Haute Papier was considering moving to the 11th floor to have office space. Mr. Ali said that costs, time, and the extent of the alterations need to be explored and then the County must approve the plans. Mr. Miller will look into these requirements.

C. Interruptible Gas Service Contract: Mr. Foschi said that the corporation has been on a monthly contract since December 2013. Mr. Turman suggested that Mr. Foschi wait for gas prices to go down in the summer. Ms. Pitz asked that prices be listed on the agenda each month so the Board can observe the trend.

IX. OLD BUSINESS :

A. Party Room Upgrades: Mr. Niesen is working with the designer.

B. Roof and Terrace Replacement of SE and SW Wings: No updates.

X. EXECUTIVE SESSION:

MOTION: Mr. Turman moved, Mr. Miller seconded, to adjourn the open meeting at 8:11 p.m. The motion passed unanimously (5-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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

March 2014 variance Report

Income variance report over \$1000

Also includes notes on possible trends

Includes Month to Date (MTD) and Year to Date (YTD)

ACCOUNTS	MTD Current/Budget YTD Current/Budget Will Round	FAVORABLE/(UNFAVORABLE)
Operating Assessments	MTD 143 K/148 K YTD 1'620 M/1'637 K	(5K)– Assessments
Miscellaneous Inc.	MTD 2 K/0.1 K YTD 3.8 K/1 K	2.5-
Rental Inc. Office (MOECA)	MTD 6.3 K/3.1 K YTD 31K/ 35 K	3.1K- Two months of rent paid.
Rental Income Units	MTD 3.1 K/ 1.3 K YTD 21 K/14K	1.8K –Rental of 730
Utilities	MTD 74K/ 37K YTD 506K/475 K	(37 K) Electricity-Fuel Oil- Water
Legal Counsel	MTD 2.8K/ 0.167K YTD 3.6 K/1.8K	(2.6K) Retainer for attorney's services regarding tenant eviction.