

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
May 19, 2015
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. **CALL TO ORDER:** Ms. Pitz called the meeting to order at 6:05 p.m.

Directors Present: Ms. Jennifer Yonkos, President
Mr. David Weinberg, Secretary
Mr. Hashmat Ali, Director
Mr. Robert Turman, OA Representative

Directors Absent: Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Mr. Brad Niesen, Director

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

II. **APPROVAL OF AGENDA:**

MOTION: Mr. Weinberg moved, Mr. Ali seconded, to approve the agenda as written. The motion passed unanimously (4-0-0).

III. **APPROVAL OF MINUTES:**

MOTION: Mr. Ali moved, Mr. Turman seconded, to approve the Minutes of February 17, 2015. The motion passed unanimously (4-0-0).

MOTION: Mr. Ali moved, Mr. Weinberg seconded, to approve the Minutes of April 21, 2015. The motion passed (3-0-1) with Mr. Turman abstaining.

IV. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Mr. Foschi reported that window washing was rescheduled for Thursday or Friday. He also said that the A/C was turned on in May and was working well. He added that real estate taxes were paid. In terms of the automatic transfer switch replacement, he said that he received proposals from Kolb (\$16,400), Emcor (\$16,200), and Kelly and Sons (\$14,200) and that the reserve study mandates replacing it entirely.

MOTION: Mr. Ali moved, Mr. Turman seconded, to give Mr. Foschi the authority to decide on the vendor after talking with Emcor about matching a price not to exceed \$16,000. The motion passed unanimously (4-0-0).

V. **REPORTS:**

A. **President:** Ms. Yonkos had no report.

B. **Treasurer:** Mr. Foschi reported that according to Zalco, River Place North owed 2 months in OA fees. However, he said they were paid but have been lost; so he had to send in replacement checks. He also said that the operating account had \$27,000 more than it should have and that the extra will appear in the next audit.

C. **OA Report:** Mr. Turman said that tables and umbrellas have been installed outside the pool and new trash cans are on the property. He also said that Monday Properties was putting in a drain and will be asked to take out the back guard shack. He added that new, more efficient lights were installed and the steam room was fixed in the Entertainment

Center. He said that security training has started, garage cleaning was scheduled, and a cookout will be held this weekend for the pool opening.

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

VI. NEW BUSINESS:

A. Engineer's Training Request: Mr. Foschi said that since the new equipment was so modern, Mario does not know how to use it and requested that the Board pay for classes at a cost of \$1500 and he will pay the rest of the expenses.

MOTION: Mr. Ali moved, Mr. Turman seconded, to approve classes for the engineer. The motion passed unanimously (4-0-0).

B. Procedures for Time-Sensitive Actions: Mr. Foschi said that instead of asking for the full Board vote, when he gets 4 votes he acts on it. Mr. Ali said that if action is taken by email, it should be reported as action completed at the next Board meeting.

C. Subletting Control and Enforcement: Mr. Foschi said that AirB&B is responsible for destroying things in the building and he has levied \$500 fines on shareholders. He also said that according to the bylaws, a unit cannot be sublet for fewer than 3 months. Mr. Ali suggested increasing the fine to \$1,000 for a second offense. Mr. Foschi added that tenants are renting without the owner's knowledge. The Board then decided to send emails and post flyers that subleasing is against the bylaws and state the penalty. Ms. Pitz suggested looking at the bylaws and a fine structure.

D. L-3 Proposal: Mr. Foschi said that since MOECA was 4 months behind in rent, he has notified the proprietor to pay half immediately by certified check and spread the balance out over the next 6 months. He said that she can agree or be evicted.

MOTION: Mr. Turman moved, Mr. Weinberg seconded, to authorize Mr. Foschi to draft a letter by certified mail to Jacqueline Bradshaw to pay half what she owes and spread the balance over the next 6 months. The motion passed unanimously (4-0-0).

VII. OLD BUSINESS:

A. Party Room Upgrades: Mr. Foschi said that the convector leaked but that the room should be finished in a week.

B. Roof Replacement in NE and NW Wings: Mr. Foschi said that although it was agreed to use the same contractor as the one who did the other wings, he was getting other bids.

C. Fire Alarm Project: Mr. Foschi said that the work was in the last phase and that the system will be tested by the County Fire Department. He will send out notices.

VIII. ADJOURNMENT:

MOTION: Mr. Weinberg moved, Mr. Turman seconded, to adjourn to the meeting at 7:19 p.m. There were no objections.

SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

**Approved by:
David Weinberg, Secretary
River Place North
Housing Corporation**