

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
August 18, 2015
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. **CALL TO ORDER:** Ms. Yonkos called the meeting to order at 6:11 p.m.

Directors Present: Ms. Jennifer Yonkos, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer
Mr. Hashmat Ali, Director [late]

Directors Absent: Mr. David Weinberg, Secretary
Mr. Robert Turman, OA Representative
Mr. Brad Niesen, Director

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

Residents: Mr. Saad Siddiqui #504.

II. **APPROVAL OF AGENDA:**

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

III. **APPROVAL OF MINUTES:**

MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the Minutes of July 21, 2015 as amended. The motion passed unanimously (4-0-0).

IV. **REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:** Mr. Foschi reported that a fire safety letter was sent to 10th floor residents. He also said that Haute Papier signed a 5-year lease, quarterly taxes were due, and registration with the state corporation will be renewed in September. In terms of the main reserve projects, he said that the company was waiting for parts for the transfer switch replacement and that the NE and NW roof wings and the cooling tower enclosures should be finished by winter. He also said that the condition of the front areas, entrance walk, and canopy roof will be assessed and that Emcor will be evaluating all switches for the building including the switch gear.

V. **REPORTS:**

A. **President:** Ms. Yonkos said that L-3 has been rented by Haute Papier and the company has invited the Board to visit at the next meeting. Ms. Riahi was working on a list of contractors who are licensed and bonded.

B. **Treasurer:** Mr. Spell reported that operating cash totaled \$136,210; reserves totaled \$1,557,764; and total assets were \$1,838,409. The accounts in Suntrust and Lafayette are being consolidated to Suntrust. Mr. Foschi added that the cost of a scanner (\$600) will be split with Suntrust. He then gave the Variance Report for July.

C. **OA Report:** No report.

D. **Manager's Report:** Mr. Foschi cited the following topics from his report:

1. Move In/Out Policy: Mr. Foschi said that, according to the Rules & Regulations, moving is not allowed on Sundays but he has had problems enforcing the policy. Mr. Ali said that it makes sense to allow it except for holidays as long as people reserve the elevator. Mr. Foschi said he will draft a resolution citing the change in policy in the Rules & Regulations and send it to the Board for their review.

2. Water Consumption Study: Mr. Foschi said he was working on the study and meeting with Emcor on options to get money back from Arlington County water department.

VI. **NEW BUSINESS:**

A. Roof Replacement of NE and NW Wings: Mr. Foschi cited the bids and said that each company gave a base cost and the extra option of a reflective coat which was done on the other half of the roof. He also said that Envirotech, the firm that did the first half, has materials left over and is giving a 10% discount.

MOTION: Mr. Spell moved, Mr. Miller seconded, to approve the Envirotech proposal to replace the NE and NW wings of the roof and mechanical penthouse roof repairs project at a cost not to exceed \$360,012. The motion passed unanimously (4-0-0).

Mr. Spell suggested selling #730 or #605 or selling CDs which were getting miniscule interest. He also said that the corporation could get more money for #730 which is a 1 bedroom and needs less work.

MOTION: Mr. Ali moved, Mr. Spell seconded, to list Unit 730 for sale at the manager's discretion. The motion passed unanimously (4-0-0).

B. Request from Haute Papier: Mr. Miller said that Haute Papier is concerned about the awning and asks that it be replaced, eliminated, or freshened. Mr. Foschi said that removing it is the best option and he will look into getting rid of it.

VII. **OLD BUSINESS:**

A. Party Room Upgrades: Mr. Foschi said that the room should be completely finished in about 2 weeks. He will check on how much of the project has been paid for.

B. Subletting Control and Enforcement: Mr. Foschi said that the Rules & Regulations prohibit subletting and require a 3-month minimum. Ms. Yonkos said that the matter should be discussed in Executive Session.

VIII. **EXECUTIVE SESSION:**

MOTION: Mr. Ali moved, Mr. Spell seconded, to adjourn to the meeting at 8:00 p.m. The motion passed unanimously (4-0-0).

SUBMISSION OF MINUTES

**Barbara Seaman,
Recording Secretary**

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

July 2015 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)
Op. Assessments	MTD 163 K/ 157 K YTD 482 K/ 471 K	6 K – Favorable assessments
Miscellaneous Income	MTD 16 K/ 0 K YTD 17 K/ 0 K	16 K – Dominion VA Rebate
Rental Inc. Office	MTD 0 K/ 3.3 K YTD 0 K/ 10 K	(3.3 K)- L-3 Vacancy
Payroll	MTD 24 K/ 33 K YTD 85 K/ 83 K	9 K – Positive variation. YTD on track
Utilities	MTD 42 K/ 46 K YTD 123 K/ 133 K	4 K- Electricity savings
Elevators Maint.	MTD 2.6 K/ 1.3 K YTD 5.4 K/ 3.8 K	(1.3 K) – July and August maintenance paid in July.
OA Assessments	MTD 0 K/ 26 K YTD 107 K/ 80 K	26.9 K – July assessment paid in June.