

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
February 21, 2017
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Ms. Yonkos called the meeting to order at 6:00 p.m.

Directors Present: Ms. Jennifer Yonkos, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer [arrived at 6:18 p.m.]
Mr. David Weinberg, Secretary
Mr. Hashmat Ali, Director
Ms. Alis Marachelian, Director

Directors Absent: Mr. Robert Turman.

Management: Mr. Richard Haddad, Manager

Residents: None.

II. RESIDENT PARTICIPATION: None.

III. APPROVAL OF AGENDA:

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to approve the agenda as amended. The motion passed unanimously (5-0-0).

IV. ENGINEER'S REPORT:

A. Cooling Tower Overhaul: Mario cited his package on critical infrastructures and said that overhauling the cooling tower is slated for 2017 in the reserve study. Mr. Haddad said that he compared ACI, Emcor, and Noyes using the same scope of work. He also said that ACI had the best price but all used sub-contractors. Mr. Haddad also said that overhauling the cooling towers will add 8-10 years to their useful life. He referred the Board to Tate's service agreement which will include 6 visits. He said that Emcor has replace one chiller and has a service agreement, but he hoped to give all the work to one company and get a price reduction. He also said that AC must be on by May 1 or before.

MOTION: Mr. Ali moved, Mr. Weinberg seconded, to authorize a contract with Emcor to overhaul the cooling tower for \$42,000, motor for \$5,000, service contract for \$9469, 3 chiller pumps for \$64,000 and VFD for \$2300. The motion passed unanimously (6-0-0).

B. Hot Water Heaters: Mr. Haddad said that running the big boiler for domestic hot water was not practical or cost effective. He also said that one burner was replaced on boiler #2 at a cost of \$ 135.000 but not on boiler #1.

MOTION: Mr. Ali moved, Mr. Miller seconded, to authorize the replacement of 2 hot water heaters for a price not to exceed \$58,133 with management negotiating price and getting other proposals. The motion passed unanimously (6-0-0).

The Board agreed to authorize installation of a 2nd burner by Emcor at a lower price than the 1st burner. Mr. Haddad will report on the results.

V. APPROVAL OF MINUTES: Tabled to next meeting.

VI. REVIEW OF 2016 Draft Audit: Mr. Spell said that the corporation has another unqualified opinion. Mr. Haddad said he will look into implementing a vacation accrual policy. The matter was tabled to the April meeting.

VII. OA REPRESENTATIVE-ALTERNATE:

MOTION: Mr. Spell moved, Mr. Weinberg seconded, to appoint Mr. Ali alternate OA Representative for the next OA meeting. The motion passed unanimously (6-0-0).

VIII. 2017-18 Draft Budget: Mr. Haddad cited a suggested increase in assessments and the proposed draft budget. He highlighted the 2 ½% increase for front desk staff adding that payroll expenses in general have gone down. The Board then reviewed and made changes to each line item in the draft budget in order to reduce the assessment increase in the light of upcoming expenses.

IX. ADJOURNMENT:

MOTION: Mr. Ali moved, Mr. Spell seconded, to adjourn the meeting at 9:50 p.m. The motion passed unanimously (6-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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