

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
April 16, 2019
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. David Weinberg, Secretary
Ms. Alis Marachelian, Director
Mr. Shai Steinberg, Director

Directors Absent: Mr. Andrew Spell, Treasurer Ms. Jennifer Yonkos,
Director

Management: Ms. Daisy Angelino, Building Manager
Ms. Jasmin Campos, Assistant Manager

Residents: None.

II. RESIDENT PARTICIPATION: None.

III. APPROVAL OF AGENDA:

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

IV. ELECTION OF OFFICERS of the Board:

MOTION: Mr. Miller moved, Mr. Weinberg seconded, to accept the same slate of officer as last year with Mr. Steinberg as alternate representative to the RPOA. The motion passed unanimously (5-0-0).

V. APPROVAL OF MINUTES:

MOTION: Mr. Steinberg moved, Mr. Miller seconded, to approve the Minutes of February 19, 2019 as presented. The motion passed unanimously (5-0-0).

VI. REVIEW OF CONTRACTS: Ms. Angelino said that the natural gas contract expires on August 31, 2019 and the corporation may be able to save money on the rate but Mr. Ali said that it can wait. Ms. Angeline also said that she has looked into different vendors to maintain/lease the copier and found that Centric will cost less and provide more, but she can inquire about a shorter term than 3 years.

MOTION: Ms. Marachelian moved, Mr. Weinberg seconded, to approve a contract with Centric and have Ms. Angelino inquire about the replacement program. The motion passed unanimously (5-0-0).

EVENTS CALENDAR: Ms. Angelino said that she will do a presentation on laundry companies next month. She also said that CICB has been renewed and that the elevator is scheduled to be inspected on April 22.

RESERVE REPORT: Ms. Angelino said there was nothing new to report.

VII. **REPORTS:**

A. **President/OA Representative:** Mr. Ali cited his RPOA report and added that the MP garage renovation was ongoing but that the Board approved \$19,640 for additional work. He also said that work was being done on the swimming pool for the opening on Memorial Day, on the A/C at the Entertainment Center, and on the guard house.

B. **Treasurer:** Ms. Angelino discussed the Variance Report for March.

C. **Manager:** Ms. Angelino said that she is working on a plan for the 2019-20 reserve projects and expects to present it next month. She also said that Ms. Jasmin Campos has been promoted to Assistant Manager and that semi-annual convector maintenance will begin on April 22. She then updated the Financials.

VIII. **NEW BUSINESS:** None.

IX. **OLD BUSINESS:**

A. **Commercial Space:** The Board discussed the terms of renewal of the contract with Haute Papier.

X. **EXECUTIVE SESSION:**

MOTION: Mr. Weinberg moved, Mr. Miller seconded, to adjourn the meeting at 7:35 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

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

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 167K / 168K YTD 1.88M / 1.85M	MTD 1k - YTD 30k - Delinquencies collected during current fy
Rental Income Sub-Basement	MTD 0K / 2.4K YTD 22.8K / 26.3K	MTD (2.4K) – Payment miscoded, will be corrected YTD (3.5K) - approved floor painting work credited to tenant account
Laundry	MTD 6.6K / 3.6K YTD 38K / 40K	MTD 3K – Deposited 2 months commissions YTD (2K) – Cumulative commission variances
Health Ins.	MTD 59 / 5.1K YTD 36.8K / 56.8K	MTD 5.1K - March payment cleared in Feb YTD 20K - Savings
Electricity	MTD 14.3k / 11K YTD 185K / 204K	MTD (3.3K) YTD 19K – Actual Usage
Water	MTD 0K / 22.6K YTD 203.6K / 249.3K	MTD 22.6K - March payment cleared on April YTD 45K - Actual Usage and March payment will reflect on April
Plumbing R&M	MTD 0 / 1.5K YTD 6.8K / 16.5K	MTD 1.5K YTD 9.6K - repairs and maintenance as needed
Gas	MTD 11K / 10K YTD 134K / 106K	MTD (1K) – Actual Usage YTD (27.9K) – Actual usage and last fy invoices paid current fy
Pest Control	MTD 0 / 1K YTD 10.2K / 12.8K	MTD 1K – payment cleared on April YTD 2.5K – will reflect next month
Telephone	MTD 0 / 1K YTD 8.6K / 11K	MTD 1K – payment cleared on April YTD 2.3k – March will reflect on April Financials. Savings from free month and new lower contract price.
Wifi Annual License	MTD 0 / 2.25K YTD 4.5K / 9K	MTD 2.25K – YTD 4.5K – Budget Spread
Audit Tax Preparations	MTD 8.5K / 0K YTD 17K / 2K	MTD (8.5K) - budget spread YTD (15K) - 2 fy's audits paid this fy
Meetings Accountants	MTD 4.5K / 750 YTD 14.3K / 8.2K	MTD (3.8K) - budget spread YTD (6.1K) - 2 fy's accountant paid this fy