

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING
September 24, 2019
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Mr. Ali called the meeting to order at 6:19 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice
Mr. Shai Steinberg, Director
Ms. Alis Marachelian, Director

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

Management: Ms. Daisy Angelino, Building Manager

Residents: Ms. Doris Denny #136.

II. RESIDENT PARTICIPATION: None.

III. APPROVAL OF AGENDA:

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

IV. APPROVAL OF MINUTES:

MOTION: Mr. Miller moved, Ms. Marachelian seconded, to approve the Minutes of August 20, 2019 as amended. The motion passed unanimously (4-0-0).

V. REVIEW OF CONTRACTS: Ms. Angelino said that there was a smooth transition to the new laundry company and that they have responded quickly. She also said that the corporation should see savings of 3-4% with the new Bollinger gas contract.

EVENTS CALENDAR: Ms. Angelino said that nothing new was coming up.

RESERVE REPORT: Ms. Angelino had no updates.

VI. REPORTS:

A. President/OA Representative: Mr. Ali cited his September 19, 2019 RPOA report and said that the Board was in the process of hiring a new manager and that a new office area dedicated to parking was being planned.

As President of River Place North Board, Mr. Ali said that a new member must be selected for the remainder of Mr. Weinberg's term as well as a secretary of the Board.

B. Treasurer: No report.

C. Manager: Ms. Angelino said that the new laundry vendors, Scheffres Laundry Service, installed the new washers and dryers with no increase in price. She also said that there were 2 major internet interruptions for the RPN WiFi hotspot due to an outage that reset the IP on the gateway and the other due to an access code. She suggested adding an IT warranty and service plan to next year's operating budget. She will get an estimate for these services. Ms. Angelino added that a building-wide test water shut down was conducted on September 15 to test the valves inside the water meters before replacing the valves. She also said that Elevator #1 was shut down twice for several days due to a drive failure. In terms of financials, she said that management will continue to pursue delinquent accounts.

VII. NEW BUSINESS:

A. Board Vacancy: Mr. Ali suggested asking residents in the building if they are interested in becoming Board members and posting notices about the open position. Ms. Angelino said she will also send out email announcement to shareholders. Mr. Ali suggested starting with residents and, if there is no response, to send out an email to shareholders.

B. Board Secretary Vacancy: The Board discussed appointing someone to act as secretary.

MOTION: Mr. Ali moved, Mr. Miller seconded, to appoint Mr. Steinberg Secretary of the Board effective on this date. The motion passed unanimously (4-0-0).

C. Canopy Lights: Ms. Angelino said that the coping on the canopy was melted by the sun and was fixed. She suggested switching to LED bulbs and doing the work in-house since the cost for labor would be \$1,320. The cost for 235 bulbs alone will be \$675. She added that the LED bulbs last long and save energy.

VIII. OLD BUSINESS:

A. Water Savings: Tabled to next meeting.

IX. ADJOURNMENT:

MOTION: Mr. Miller moved, Ms. Marachelian seconded, to adjourn the meeting at 6:58 p.m. There were no objections.

SUBMISSION OF MINUTES

Barbara Seaman,

Approved by:

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Recording Secretary

**Shai Steinberg, 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 178.6K / 172.6K YTD 543.8K / 517.9K	MTD 6K YTD 25.8K - Pre-paid and Delinquencies collected
Resident Processing	MTD 0 / 1.6K YTD 3.1K / 5K	MTD (1.6K) YTD (1.8K) - July will reflect on August Financials
Laundry	MTD 0 / 3.6K YTD 6.6K / 11K	MTD (3.6K) YTD (4K) – Deposit will reflect in August Financials
Employee Benefits	MTD 211 / 3.6K YTD 9.5K / 11K	MTD 3.4K – Paid Health Insurance in June YTD 1.4K – Actual
Safety Material	MTD 0 / 1K YTD 728 / 3.1K	MTD 1K YTD 2.3K – Budget Spread
Electric	MTD 3.4K / 25K YTD 48.7K / 70K	MTD 21K -Large Account July Due Invoice Cleared in June YTD on track
Gas	MTD 6.2K / 2K YTD 19K / 37K	MTD (4.2K) – Invoice due on August, paid in July YTD 17.8
Water	MTD 0 / 22.5K YTD 38K / 67.5K	MTD 22.5K - YTD 29K – Cleared on early August
General Repairs	MTD 4.9K / 200 YTD 5.7K / 624	MTD (4.6K) YTD (5.1K) –Budget Spread, repairs as needed
Water Damage	MTD 1.7K / 333 YTD 3.7K / 1K	MTD (1.4K) YTD (2.6K) –Budget Spread, repairs as needed