

MINUTES OF THE
RIVER PLACE NORTH HOUSING CORPORATION
BOARD MEETING

October 16, 2012
1121 Arlington Boulevard
Party Room, Lobby Level
Arlington, Virginia 22209

I. CALL TO ORDER: Ms. Pitz, acting Board President, called the meeting to order at 6:02 p.m.

Directors Present: Mr. Hashmat Ali, President
Mr. Raymond Miller, Vice President
Mr. Andrew Spell, Treasurer (arrived at 6:13 p.m.)
Ms. Jennifer Pitz, Secretary (Acting Board President)
Mr. Robert Turman, Director
Mr. David Weinberg, Director

Directors Absent: Mr. Don Nachtwey

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

Others: Mr. Mario Breda, Building Engineer
Mr. Joe Matar, Envirotech
Mr. Abdi Hejazi, Project Engineer

II. APPROVAL OF AGENDA:

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

III. APPROVAL OF MINUTES:

MOTION: Mr. Ali moved, Mr. Miller seconded, to approve the minutes of September 18, 2012 as amended. The motion passed (4-0-1) with Mr. Weinberg abstaining.

IV. RESIDENT PARTICIPATION: None.

V. REVIEW OF EVENT CALENDAR/RESERVE PROJECTS:

- Annual registration with the state corporation commission is done.
- Heating will be ready by October 15th.
- Fire extinguishers are scheduled for inspection in November.
- Semi-annual in-unit maintenance begins on October 19th.
- Rent adjustment for L-4 will begin on November 1st.
- Project for this year is replacement of a/c unit.

VI. REPORTS:

A. President: Mr. Ali reported that the revised appraisal of River Place is due soon. He also said that another space should be found for bikes. Mr. Miller said that Haute Papier needs more space.

[Mr. Spell arrived at 6:13 p.m.]

10/16/2012 ACTION 1: Mr. Foschi will do an in-house inventory of excess space.

VII. PRESENTATION BY ENVIROTECH:

A. A/C Options: Mr. Foschi started by saying that Envirotech was selected as consultants on replacing the main a/c unit and will present options. Mr. Hejazi then referred the Board to the report evaluating the existing system and recommending options for repair and/or replacement of the current central a/c system. He discussed 4 options: to repair and retrofit the existing system as required (\$130,437.50); to replace the existing system with new rooftop packaged units (\$545,968.75); to replace the existing system with new split system unit with gas furnace (\$623,428.75); and to replace the existing system with new water-cooled unit with gas furnace (\$557,868.75). He said that the first option, doing the work piece-by-piece, may buy the Corporation 10 more years but it consists of buying new parts for a 50 year old system. He recommended option 4 as the most cost effective. He added that he can return to discuss the technical aspects. Ms. Pitz suggested that the Board read the report and come back with questions in 10 days.

[Mr. Hejazi left the meeting at 7:00 p.m.]

B. 11th Floor Space Conversion to Residential Unit: Mr. Matar said that he was waiting for the final decision by the Arlington County Building Department and cited his report on recently resolved issues.

[Mr. Breda left the meeting at 7:04 p.m. and Mr. Matar left at 7:05 p.m.)

VI. REPORTS- continued:

B. Treasurer: Mr. Spell reported that operating cash was \$81,073; operating reserves were \$12,578; replacement reserves were \$1,666,531; and total operating cash and reserves were \$1,760,182.

Mr. Foschi then discussed the September 2012 Variance Report.

C. OA Report: Mr. Miller, substituting for Mr. Turman at the OA meeting, reported on the following matters discussed:

- A task force will look into creating a green area on the South building roof.
- An official alternate should be appointed for each building representative.
- Five thousand dollars was accepted from Arlington County for taxes.
- The job of the OA is to provide policy.
- The insurance company was changed and the new one will provide more coverage at a lower cost.
- The OA has established a loan policy.

D. Gym Task Force: Mr. Spell reported that the committee will be meeting to finalize the equipment list.

E. Manager's Report: Mr. Foschi cited his report and said that canopies will be replaced next week, the front door will be installed in early November, and the package system was working well.

VIII. NEW BUSINESS:

A. Space for Bicycles: Mr. Spell said that a study of bike space should be part of the larger building space analysis of how space can be used better.

B. Laundry Room Floors: Mr. Turman suggested taking a field trip to the room.

C. Elevator Floors: Mr. Foschi said that the interior designer can help choose floors.

MOTION: Ms. Pitz moved, Mr. Turman seconded, to allow the interior designer to choose floor tiles. The motion passed unanimously (6-0-0).

D. WiFi Options: Mr. Foschi cited an option from Comcast that includes 50 Megs of download and 10 Megs of upload for \$200/month or 100 Megs of download and 10 of upload for another \$100/month. He also said that FiOS was offering 150 Megs of download with 35 of upload for \$400/month. He added that there were 2 proposals for signal distribution: one from Single Digits and another from Anaptics which includes support along with additional bandwidth. Mr. Foschi will create a comparison chart of the different options.

IX. OLD BUSINESS:

A. Party Room Upgrade: In process.

B. Main Entrance Upgrade: Mr. Foschi suggested replacing keys with fobs which will work for all public doors and requires no additional equipment. He also said that fobs will restrict access to the building. Ms. Pitz suggested putting the topic on the November agenda.

C. Action Items Update: All completed.

X. EXECUTIVE SESSION:

MOTION: Mr. Spell moved, Mr. Turman seconded, to adjourn the open meeting at 8:54 p.m. and convene an Executive Session. The motion passed unanimously (6-0-0).

SUBMISSION OF MINUTES

Barbara Seaman,
Recording Secretary

Approved by:
Jennifer Pitz, Secretary
River Place North
Housing Corporation