

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, September 28, 2020 7:00 pm
Virtually via GoToMeeting

Attendance

Directors

Frank Purcell, President (2021)
Saide Ashaboglu, Vice President
(2021)
Robin Roberts, Member at-large (2022)
Jim Rorke, Member at-large (2023)
Haben Petros, Member at-large (2023)

Management

Joanelize Morales, Capitol Property
Management

Architectural Review Committee

Nick Toaso, Chair

Residents

Lester Lee, Sherwin Lee, Shelley Shadron

Call To Order

President Purcell called the meeting to order at 7:03 pm

Approval of Agenda

President Purcell moved to adopt the agenda.

- Motion adopted by unanimous approval
- **Motion adopted**

Community Forum

Resident comments

- Sherwin Lee asked status of implementation of parking enforcement pilot

Executive Session

Resolve into executive session

- **Roberts moved to resolve the board into executive session** for the purpose of organizing the board.

- Motion adopted by unanimous approval
- **Motion passes**
- The Board resolved into executive session at 7:15 pm
- **President Purcell resolved the board into open session** at 7:35 pm. He reported that during executive session the board named Frank Purcell President, Saide Ashaboglu Vice President, and Haben Petros, Robin Roberts and James Rorke Members at-Large and chose to recruit from outside the board for the positions of Treasurer and Secretary as permitted by LPAS Bylaws Art. III, Sec. 1.

Consent agenda

Ashaboglu moved to accept minutes of the Board meeting of Mon Aug 31 2020 as amended.

- Motion adopted by unanimous approval
- **Motion passes**

The management and treasurer report was accepted.

Business Items

Installation of a Little Free Library in Lenox Place at Sunnyside

The Board discussed the issue and came to no resolution.

ARC standard for solar panels

Rorke moved to approve “Lenox Place at Sunnyside Homeowners Association Specifications Solar Energy Collection Devices” for implementation and posting as appropriate, including evaluation by counsel.

- Motion adopted by unanimous approval
- **Motion passes**

Landscaping items

Roberts moved to accept the bid of JL Tree dated 9/23/2020, #20200715HMY, in an amount not to exceed \$10,425 superseding the previous approved bid of the same number dated July, excluding items 17, 18, 32, 38 and 39, including removal of two pear trees near 3826 Courtland Cir.

- Motion adopted by unanimous approval
- **Motion passes**

Roberts moved to authorize management to secure three or more proposals each to provide Lenox Place at Sunnyside landscaping services described in packet document 7B, plus snow removal services consistent with 2019-2020 approved agreement, for a period of 3 years, due to the Chair no later than Wed., Oct. 21, at 5 pm ET, for Landscaping Committee evaluation, and for decision by the Board at its Mon., Oct. 26, 2020 meeting.

- Motion adopted by unanimous approval
- **Motion passes**

Common area landscape lighting repair

The board discussed a proposal to replace landscape lighting on Charles near W. Glebe, and requested management secure additional bids.

Review operational status items

The board reviewed operational status items from the packet.

Resolve into executive session

- **Roberts moved to resolve the board into executive session** for the purpose of evaluating contracts, evaluating aged balances, and discussed legal matters.
 - Motion adopted by unanimous approval
 - **Motion passes**
 - The Board resolved into executive session at 9:11 pm
- **President Purcell resolved the board into open session** at 9:25 pm. He reported that during executive session the board evaluated contracts, evaluated aged balances, and discussed legal matters.

Adjournment

Petros moved to adjourn and set the next meeting date to Oct. 26th, 7 pm, virtually.

- Motion adopted by unanimous approval
- **Motion Adopted**

Meeting adjourned at **9:27 pm**.