

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors – Monthly Meeting

October 25, 2021; 6:30 p.m.

Virtual Meeting via Zoom; Executive Session via Zoom

Attendance

Directors

Sherwin Lee, Secretary (2022)
Saide Ashaboglu, Member at-large (2022)
Jim Rorke, President (2022)
Robert Farrell, Treasurer (2022)
Haben Petros, Vice President (2022)

Residents

Molly Perkins, Robin Roberts, Mark Makary,
Nick Nalli, Derek Haus

Special Guests

Jamie Gernatt, Victor Ignacio

Management

Virginia Crump

1. Call to Order

Virginia Crump called the meeting to order at 6:40 p.m. Saide made a motion to go into executive session and it was seconded by Jim Rorke. No objections.

2. Determination of Board Positions (during Executive Session)

The Board came out of Executive Session at 7:00pm and newly named President Jim Rorke called the meeting to order. Rorke reported that during the Executive Session the Board named its 2021-2022 officers: Jim Rorke - President, Haben Petros - Vice President, Robert Farrell - Treasurer, Sherwin Lee - Secretary and Saide Ashaboglu - Member-at-large.

Additionally Board Committee Liaisons and POC are:

Robert: ARC Liaison

Sherwin: Parking Liaison

Saide: Finance Liaison

Jim: Landscaping Liaison

Haben – ACP POC

3. (7:00 PM EDT) Open Session

President Rorke provided opening remarks and homeowner attendees were welcomed. Comments were provided regarding the current state of COVID-19.

(7:02PM EDT) Community comments:

-Home owner Mark Makary questioned: Since the fences are the responsibility of the board is staining considered a responsibility of the board?

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Members of the Board and management responded that typically a weathering process is allowed on new fence boards and that the HOA has never stained fences. They have been allowed to weather naturally.

(7:09 PM) Police Report:

-Officer Jamie Gernatt (ACP): I have submitted my report to Saide with no significant items to report. Regarding the shooting on the 18th of October, there has been an arrest.

-Nick Nalli: There was an accident with an SUV on Elbert Avenue. Any updates on that?

-Jamie (ACP): No updates on that. I will look into it.

-Mark Makary: Was there a report of a stolen goods or someone looking into ground level windows?

-Jamie (ACP): I will look into it.

(7:21PM EDT) Community comments:

-Nick N: There have been unsafe practices regarding children playing in the dead ends of our firelanes. Examples were cited of near misses by vehicles of children playing or running into the streets. Just because these are dead ends, they are still streets and used by vehicles. We have parents that are not watching their children. These circumstances could lead to serious injuries or fatalities. There are many times that vehicles are turning from West Glebe Road onto Charles Ave. at higher rates of speed. It is not realistic to expect turning vehicles to immediately slow to a safe speed which poses potential hazards to children, pedestrians and unleashed animals.

Rorke thanked Nick and stated those concerns have also been expressed by other residents and will be further discussed by the board.

(7:27PM EDT) Approval of Minutes from previous Board Meeting:

Tabled for the next board meeting

(7:30PM EDT) Committee Reports:

Parking:

-Sherwin L. stated Enforcement of parking is expected to begin November 1st.

-Jim R. added Dominion Towing will be enforcing hang tag and HOA parking policies.

Lands cape:

-Jim R. asked When will the tree trimming by J&L take place?

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-Virginia: I am not sure. I will check and confirm.

ARC:

-Saide A. : Katherine will be giving a report.

Police Liaison:

-Saide A. stated that she has introduced Haben to Officer Jamie Gernatt.

(7:36 PM EDT) Management report:

-Virginia provided a review of the management report which was briefly discussed by the Board. Several questions concerning erosion and drainage were address:

-Robin R: What is the status of getting a third bid for the drainage project?

-Haben P: What is any additional ETC consulting costs associated with getting bids

-Derrick H: We are in support of getting bids as we are looking for support. We have a lot of water coming in every time it rains.

-Virginia replied: We only have two bids currently. I will reach out to ETC before we move forward.

-Jim R: asked about the status of the 2020 audit.

-Virginia: No status update. Other communities are still waiting.

- Moly P responded: The board does have the 2020 Audit. It was sent to the board by me on October 5th.

-Jim R: HOA lighting - repairs have been needed for many months. The Board must take action for repairs based on bids received.

4. New Business

- An Elbert Avenue resident requested lawn aeration. The Board will take that into consideration for all common grounds in our budget discussion.
- Dates were set for upcoming meetings:
- November 9th 6:00 PM Special meeting in open session for the discussion of the 2022 operating budget.
- November 29th at 7:00PM will be the next board meeting.

5. Adjourn

Petros motioned to adjourn the meeting. **Lee seconded** the motion without discussion. The meeting adjourned at 8:05.