

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Thursday, July 17, 2025

In Attendance – Board of Directors and Officers of the Board

Matthias Mitman – President (Parcel 5 Commercial Village Representative)

Pat Fairman - Vice President (West Representative (also alternate East Representative)) (left and returned to the meeting during the Finance Committee report.)

Lauren Hall – Secretary (Parcel 5 Commercial Representative) (joined the meeting at 5:31pm EDT)

Andrew Spell - Treasurer (Non-Voting Officer) (stepped away from the meeting during the Community Safety Committee report.)

Anand Hemraj- Director (East Representative) (joined the meeting by 5:40pm EDT and left the meeting at 7:35pm EDT during IX.3 New Business - Crack Sealing)

Richard Hess - Director (Parcel 5 Commercial Representative)

Amy Rojas Kantorczyk - Director (South Representative)

Absent – Board of Directors

Samir Hamdan - Director (North Representative)

In Attendance – Property Management

Terry Presmont - General Manager

- I. **Call to Order:** A meeting of the River Place Owners' Association Board of Directors was called to order by Mr. Mitman at approximately 5:30 p.m. EDT.
- II. **Approval of Agenda:**
MOTION: Ms. Hall moved to approve the agenda as amended. The motion carried unanimously (5-0-0).
- III. **Approval of Prior Meeting Minutes:**
Draft meeting minutes for the May 15, 2025 Monthly Meeting.
MOTION: Mr. Mitman moved to approve the minutes for the June 18, 2025, Monthly Meeting. The motion carried with one abstention (4-0-1).
- IV. **President's Report:** Mr. Mitman raised the recent asphalt work and asked Ms. Presmont to have staff repaint the crosswalks around Peanut Island in the next two weeks to improve pedestrian safety as it seemed staff could complete the job in about a half day's time.
ACTION: Management to have staff repaint the crosswalks around Peanut Island in the next two weeks.

At this juncture Mr. Hemraj was noted to have joined the meeting at approximately 5:40pm EDT.
- V. **Treasurer's Report:** Mr. Spell deferred to Ms. Kantorczyk to brief the Board on findings regarding operating funds and Mr. Spell wrapped up the report with a briefing pertaining to reserves funds.
- VI. **Manager's Report:** Ms. Presmont raised parking for sale at a given price as in a draft notice. It was noted the Board most recently decided to pursue sales auction-style. It was also noted that the Association should accept bids for a two week period to allow a reasonable amount of time for prospective buyers considering the mid-summer time in which prospective buyers may be on vacation. It was also noted that should there be no bidders for a space the space should continue to be marketed. In reviewing the Parking Occupancy Report it was noted there was no distinction between inside garage and garage terrace spaces, which has arisen in recent months in discussions of parking space sales. There was also an interest in better understanding current data regarding resident's use of the Entertainment Center and using prior survey questions as a basis for developing a new survey.
ACTIONS: Ms. Presmont to facilitate: 1) communication of parking spaces for sale priced with a starting bid and a two-week window for bidders to submit their bids, and 2) placement of an asterisk on the Occupancy Report for MP and WP-labeled parking spaces that are located on the terrace of the garage; 3)

facilitate establishment of a new Entertainment Center survey with consideration of prior survey questions as a basis.

VII. Committee Reports:

- 1) Parking: Ms. Presmont reported on a variety of matters raised in the most recent Parking Committee meeting.
- 2) Finance: The Board discussed factors pertaining to the selection of the next financial managing agent contract and it was thought that enough data has been collected to make a decision soon.

DECISION: The Board decided to make a decision on the financial management agent on the August meeting agenda.

During this item, Ms. Fairman left and rejoined the meeting.

- 3) Community Safety: Ms. Kantarczyk highlighted Committee activities since the last Board meeting, including a developed Rules and Regulations document.

DECISION: The Board decided to place consideration of the developed Rules and Regulations document for approval on the agenda for the August meeting.

During this item around 7:13pm it was discovered Mr. Spell had stepped away from the meeting.

- 4) Landscape: Ms. Presmont reported on the challenge of watering in the summer (and the related issue of plant siting), particularly given labor costs, plant-specific needs, and high temperatures leading to high demand.
ACTION: Management to: 1) secure a watering plan from Yellowstone, one of the Association's vendor partners, 2) facilitate the exploration of the feasibility of automating watering with hose and sprinkler, 3) facilitate the inclusion of watering costs appropriate for each plant type on property when considering the budget for landscaping.

VIII. Old Business:

- 1) WP Garage Waterproofing Project Update: Ms. Presmont reported Management was soliciting chain drag proposals to determine future work needed to be done in the WP Garage.
- 2) Managing Agent RFP: See Finance Committee report.
- 3) Assistance Animal Policy Update: This was given during the Community Safety Committee report.

IX. New Business:

- 1) Commercial property insurer recommendations: Ms. Presmont reported building managers are due to provide information to enable the Association to produce a report.

2) MP Garage lower-level leak: Ms. Presmont reported on a proposal by Virginia Waterproofing and Masonry Incorporated, who was already mobilized on property, for \$7,850 to inject grout seal in certain areas of the MP garage until at least the Association can determine the source of a leak. It was reported the funds would be drawn from reserves.

MOTION: Mr. Hemraj moved to approve \$7,850 for grout injections. The motion carried unanimously (6-0-0).

- 3) Crack sealing: Ms. Presmont reported that 16,000 linear feet of big deep cracks in asphalt across the entire property is recommended to be sealed to prevent water intrusion that could freeze and worsen the cracks in the winter. It was reported this recommendation came to light following approval of the asphalt paving scope of work planned for July 2025. It was noted most of the relevant cracks were in the middle of the drive lanes so the project would not require a significant amount of car relocation.

During this discussion at 7:35pm and before the vote, Mr. Hemraj left the meeting.

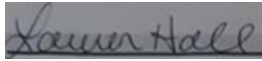
MOTION: Mr. Mitman moved the reserve expense of \$12,805 to seal cracks in the asphalt. The motion carried unanimously (5-0-0).

ACTION: Ms. Presmont to facilitate exploration of a preventative maintenance program to explore tending to this issue periodically every few years.

- X. **Adjournment:** Mr. Mitman adjourned the meeting at 7:40p.m. EDT.

Attested By:

Board Approval Date:

A handwritten signature in cursive script that reads "Lauren Hall". The signature is written in dark ink on a light-colored background.

8/20/2025

Lauren Hall, Secretary
River Place Owners' Association
Board of Directors