

**River Place Owners' Association**  
Final Minutes from the Board of Directors' Meeting  
Thursday, October 20, 2022

**In Attendance – Board of Directors**

James Marandi – President (Parcel 5 Commercial Representative)  
Andrew Spell – Vice President (North Representative)  
Lauren Hall – Secretary (South Representative)  
Troy Dibley – Treasurer (Non-Voting Member)  
Pat Fairman – Director (West Representative) (arrived at 5:14 p.m.)  
Richard Hess – Director (Parcel 5 Commercial Representative)  
Jim Wolf – Director (Parcel 5 Commercial Village Representative)

**Not In Attendance – Board of Directors**

Nina Yeh – Director (East 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 held on Thursday, October 20, 2022, at 5p.m. EDT. Board President James Marandi called the meeting to order at 5:03 p.m. EDT.

**II. Approval of the Agenda**

**MOTION: Mr. Wolf moved to adopt the agenda as amended. The motion carried unanimously (5-0-0).**

**III. Approval of Prior Meeting Minutes**

Draft Meeting Minutes for July 21, 2022; August 18, 2022, and September 22, 2022.

The subject minutes were not all circulated before the meeting and more time was desired for review for those that were. One board member at the October 20, 2022, meeting was not present at the July 21, 2022, meeting.

**MOTION: Mr. Hess moved to defer approval of the July 21, 2022, August 18, 2022, and September 22, 2022, meeting minutes. The motion passed with one abstention and none opposed (4-1-0).**

*Ms. Fairman joined the meeting at this juncture at 5:14 p.m.*

**IV. Reports**

**1. President's Report:** Mr. Marandi called for judicious review of spending as costs are rising.

**2. Treasurer's Report:** Mr. Dibley reported on the association's financial activities and anticipates a review of the last six month's activities and perhaps a presentation from the financial management vendor in an upcoming meeting.

**3. Manager's Report:** Ms. Presmont highlighted the completion of the auditor's field work, and the status of electrical assessments as pertains to campus monitoring, among other topics, from the written Manager's report.

#### 4. Committee Reports:

i – Amenities Advisory Committee: There was no report.

ii - Architectural Control Committee: There was no report.

iii – Community Safety Committee: Mr. Dibley reported the Community Safety and Compensation Committee have been working together to address issues regarding personnel items and this will be further discussed in executive session.

iv – Compensation Committee: See item V.4.iii, above.

v - Insurance Committee: Mr. Hess reported there was nothing new to report.

vi - Joette Waters Memorial Garden Committee (ad hoc): Ms. Presmont reported design is further delayed and the vendor was willing to nullify the contract if the OA requested it.

**ACTION: Ms. Presmont to explore working with another vendor.**

vii –Parking Committee: While improvements and tracking of administrative burden were noted, discussion focused on direction to set parking rent to market rate.

**ACTIONS: Management to: 1) provide the latest parking occupancy chart to Mr. Marandi; 2) report on parking transfers in the management report; 3) determine: i) methodology for setting parking rent to market rate, ii) market rate, and iii) rate transition implementation process.**

#### V. Old Business

1. North Lynn Street Pedestrian Entrance: Monday Properties/Rosslyn BID Partnership: Monday Properties has agreed to join in the simultaneous improvement of its abutting property. Also, the Rosslyn Business Improvement District (BID), a public private partnership, has stated an interest in supporting the joint effort, though the River Place campus falls outside the BID's area of responsibility. Discussions with the landscape contractor have continued with a focus on design.

2. 2022 Landscape Plan: See IV.vi., above.

3. River Place Appraisal: The Board discussed the value of the campus' existing structures covered by the master insurance policy voted on at the October 11, 2022, Special Meeting.

**ACTION: Ms. Presmont to request Traveler's Insurance premium and ensured value documentation from Joe Rice and provide to Mr. Dibley and Mr. Marandi.**

4. Garage Cleaning Proposals: Management recommended deferring garage cleaning due to logistics of moving vehicles.

**DECISION: The Board agreed to defer garage cleaning.**

5. EV Charging Station Proposals: Mr. Marandi reminded the Board the main barrier to implementing electric vehicle charging on campus is upgrading electrical panels.

**ACTION: Ms. Presmont to send electrical panel upgrade cost information to Mr. Marandi for distribution to Parking Committee.**

6. Parking Transfer Approvals/Processing: A process improvement plan working group was established and the first meeting is anticipated prior to the November monthly Board meeting.

7. Reserve Study Update: Ms. Presmont reported the auditors' feedback on the reserve study update and requested direction on next steps, and Mr. Dibley and Mr. Spell gave feedback.

**VI. New Business**

**1. Managing agent contract renewal:** FSR proposed a contract change to a calendar year cycle rather than a fiscal year cycle and Mr. Hess provided feedback on information provided and requested responses.

**MOTION: Mr. Hess moved to accept the vendor's request to change the service cycle so long as Mr. Hess' nine questions are at least kept in mind, if not also discussed with FSR to improve the contract. The motion carried unanimously (6-0-0).**

**2. Fitness center extended hours trial:** It was determined an insufficient amount of people were partaking in the 7am-9am hours that the Board allotted \$5,000 overtime for an 8-week trial period to determine staffing needs in the near term until a different non-staff monitoring system is in place.

**DECISION: The Board decided to end the trial period.**

**3. Ratify master insurance policy renewal:** Ratification was deemed not necessary as the Board voted on this item during the October 11, 2022, Special Meeting.

**4. Discussion of PS270:** A zoning complaint made that PS270 is too short was circulated earlier the day of the meeting.

**ACTION: Ms. Presmont to plan for a discussion of PS270 in the next meeting.**

**5. Discussion of PS426:** A documentation issue was reported.

**ACTION: Ms. Presmont to plan for a discussion of PS426 in the next meeting.**

**VII. Executive Session**

The Board went into Executive Session at 7:49 p.m. to discuss delinquencies and personnel issues. The Board later returned to Regular Session to report on what was discussed in Executive Session. There were no decisions reported.

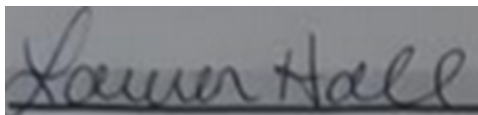
**VIII. Adjournment**

The next RPOA board meeting was scheduled on Thursday, November 17, 2022 at 5 PM.

**The meeting adjourned in the 8:00 p.m. hour.**

**Attested By:**

**Board Approval Date:**



**1/19/2023**

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