River Place Owners' Association

Final Minutes from the Board of Directors' Meeting
Thursday, March 19, 2026

In Attendance – Board of Directors and Officers of the Board
Pat Fairman - Vice President (West Representative (also alternate East Representative))
Lauren Hall – Secretary (Parcel 5 Commercial Representative)
Andrew Spell - Treasurer (Non-Voting Officer) - joined at 5:48p.m. EDT
Samir Hamdan - Director (North Representative) - until 6:43p.m. EDT
Anand Hemraj- Director (East Representative)
Richard Hess - Director (Parcel 5 Commercial Representative)
Amy Rojas Kantorczyk - Director (South Representative) - joined at 5:32p.m. EDT, left at 6:34p.m. EDT

Absent - Board of Directors
Matthias Mitman – President (Parcel 5 Commercial Village 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 Ms.Fairman 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 (6-0-0).

During this item and before the motion was made, Ms. Kantorczyk arrived at 5:32p.m. EDT.

III. **Approval of Prior Meeting Minutes:**
Draft meeting minutes for the February 2026 Monthly Meeting.
MOTION: Ms. Kantorczyk moved to approve the draft minutes for the February 19, 2026, Monthly Meeting as circulated. The motion carried unanimously (6-0-0).

Following the Approval of Prior Meeting Minutes, as Mr. Spell had not yet arrived, Ms. Fairman moved the Board to the Manager's Report.

IV. **Treasurer's Report:** Mr. Spell reported on the financial managing agent transition and the reserve account.

Following the Treasurer's Report, Ms. Fairman moved the Board to Old Business and continued with the agenda.

V. **Manager's Report:** Ms. Presmont reported to the Board about the River Place North Housing Corporation having conducted a smoking survey. Mr. Hamdan reported there was a lot of interest in moving designated smoking areas farther, such as 50-100 feet, from the buildings. A variety of parking matters were also raised, the first being whether the Parking Office actively seeks to identify whether an Association parking tenant, whose lease is up and whose leased space is planned for sale, has a continued interest in renting parking from the Association, and if so, whether an attempt is made to identify a suitable available space to rent. It was noted the Association is trying to keep as much revenue as possible and the Association should try to keep their tenants when they can. Other parking matters raised were: spaces reported to be not reported by the new financial managing agent during the agent transition; and notification of upcoming WP Garage power washing by flyer on vehicles in the garage at one point in time.
DECISION: The Board decided to delegate proposing of designated smoking areas to the Community Safety Committee.

ACTIONS: Ms. Presmont to: 1) relay to the Parking Office: i)the concept of identifying: Association tenant(s) whose parking space is planned for sale, whether such tenant(s) have continued interest in renting a parking space from the Association; and, if so, whether there is an available, suitable space to offer such tenant(s); ii) to then offer the identified space to such tenant(s), 2) check whether those who say they've not been notified are shareholders of one of the ten spots that are reported to be missing from the new financial managing agent's report, 3) look into the extent of how and when those with parking spaces in the WP garage were notified about the power washing.

At the conclusion of this parking discussion during the Manager's Report, the Board moved to the Treasurer's Report as Mr. Spell had arrived.

Manager's Report, Part 2 (following Old Business, Modernization Project Update): Proposals necessary for a competitive bidding process for a refresh of the River Place North Housing Corporation front garden were reported to be slow to come in and Mr. Hamdan reported time sensitivity for a decision ahead of the Corporation's annual meeting the following week. A proposal from the Association's incumbent landscape vendor had been shared with the Corporation but there was an interest in soliciting additional proposals toward ensuring due diligence through a competitive process. Mr. Hamdan informed the Board the deadline to receive additional proposals would be Friday, March 20, 2026, and if no additional proposals were received by then the incumbent proposal would be selected. Mr. Hamdan asked Ms. Presmont to forward any additional proposals as soon as possible. Ms. Presmont was reminded about one prospective bidder and noted she would follow up. Additional arborist bids toward a competitive bidding process for a tree maintenance program were also raised, as was the need for arborists' advice on suitable locations to plant trees on campus.
ACTIONS: Ms. Presmont to: forward any additional proposals for the River Place North refresh as soon as possible, follow up with a vendor she had not had in mind as due to submit a refresh proposal, and inform prospective arborists of additional need to ID campus locations suitable for tree planting.

VI. Old Business:

1) Modernization Project Update: Ms. Kantorczyk updated the Board on the Modernization Project. The evolution of the implementation timeline, procedural changes from Sentry Force to include showing of ID to enter through the guest lane at the front gate, as well as requirement to provide ID at registration, were raised. It was noted that River Place East Housing Corporation no longer provides a picture ID card for their tenants, and that the Association provides a picture ID card for East Building tenants who register to use the Entertainment Center. It was also noted that, considering the technology the Modernization Project is adding to the campus, requiring ID to be shown at the front visitor's gate was unnecessary in serving an intended purpose and would further burden the Association.
   ACTION: Ms. Presmont to adjust the timeline of the cutoff of the former system based on the evolving timeline of the project.
   DECISIONS: The Board decided: 1) not to have Sentry Force request people going through the guest lane at the front gate show ID, and 2) to have River Place tenants show a River Place picture ID (with RPE tenants, only, being permitted to show any picture ID) with current lease and/or parking space owner permission for Modernization Project registration.

   At this juncture at 6:34pm EDT Ms. Kantorczyk left the meeting. Then Mr. Hamdan asked a question of Ms. Presmont about landscaping, and the question was entertained, effectively returning the Board to the Manager's Report (see above Manager's Report, Part 2). Following a discussion, Mr. Hamdan left the meeting at 6:43p.m. EDT.

2) Fire, Life & Safety Elevator Monitoring Cost Benefit Analysis: This item was not discussed.

VII. **<u>New Business</u>:**

1) Rosslyn Sanitary Sewer Relining Bypass Project, Phase III: Ms. Presmont reported to the Board on this planned County project. Mr. Hess had questions for the County. Ms. Hall was interested in tracking information toward facilitating understanding and ensuring accountability. Email communication had begun between County staff and the Association. Ms. Presmont offered to include Mr. Hess in the email communication with the County and Ms. Hall suggested that also including her in the exchanges could be helpful. **ACTION: Ms. Presmont to include Ms. Hall in the communication with the County.**

VIII. **<u>Executive Session:</u>** The Board deferred this item.

IX. **<u>Adjournment</u>: Ms. Hall moved the meeting be adjourned at 7:11p.m. EDT. The motion carried unanimously (4-0-0).**

Attested By: **Board Approval Date:**

Lauren Hall

4/30/2026

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