

Florence Overlook Homeowners' Association (FOHOA)
Board of Directors Meeting 2026/1
February 9, 2026 @ 7:00 PM
Connor Residence, 3404 Rebecca Jane Way

In Attendance: Board members David Connor (President), Monica Medel (Vice President). Also, in attendance Ann Sturner (ARB Chair) and Donna Connor (ARB member) and Will Weissert.

- I. **Call to Order (7:00 PM):** The Board meeting was called to order at 7:06 PM.
- II. **Approval of the Agenda:** The meeting agenda was approved by the Board.
- III. **Approval of the Minutes:** The President submitted meeting minutes for the November 16, 2025 Annual Board meeting and the Board approved them.
- IV. **Treasurer's Report:**
 - a. **Outstanding Dues:** The President reported that there is still one home with outstanding dues. The President summarized the January 2026 Sentry report showing the operating and reserve accounts are fully funded. The President and Treasurer will follow up directly with the one remaining account with a balance to ensure timely payment of dues.
 - b. **CD Renewal:** The Treasurer still needs to reach out to Sentry to figure out how to open a new CD with the reserve account funds.
- V. **Old Business:**
 - a. **Holiday Party:** hosted by Neeta and Johan on December 6, 2025 was a success! Many thanks to Neeta and Johan for generously opening their beautiful home to all of us.
 - b. **Architectural Review Board (ARB) Update:** Ann Sturner stated that the ARB will email the community before the ARB initiates a walk-around of the community this Spring recording maintenance issues or violations of the Declarations or By-Laws .
 - c. **FOHOA Website Update:** There are changes to the website including listing our meeting dates online (this helps us with compliance) and adding an important documents section and the meeting minutes organized by year. Go to www.FOHOA.net.
 - d. **Ongoing Initiatives:**
 - i. **Marking of Common Area A:** The Common Area A signs are still posted and visible, but some old wooden survey stakes are missing. Additional signs and stakes are located with Daniel Elder. The ARB will evaluate the border of Common Area A in the Spring or Summer to determine re-posting of signs.
 - ii. **Board of Directors Handbook:** The handbook was edited and updated by the President.
 - e. **Parking Lot Items:** The Board has determined that due to a lack of interest or volunteers the Welcome Committee, Traffic Committee, and Neighborhood Watch Committee are to be considered defunct at the time.
 - f. **Other Old Business:** None.
- VI. **New Business:**
 - a. **Appointment of Board Members:** In accordance with the By-Laws Article XI Sections 2-3 (Election of officers following each annual meeting of Members) David Connor and Monica Medel were extended as President and Vice-President, respectively. The vacancy left in the Secretary/Treasurer position was filled by Malcolm McKay who

graciously volunteered to serve our community. The President will send out an appointment letter confirming the appointments.

b. FFX CO. requesting input regarding the County's desire to handle all our sanitation.

- i. The President filled out a survey and submitted it. Note: we currently have our sanitation/trash removed by the County.
- ii. On 3 February, numerous HOAs spoke at a meeting with FFX CO and there were no HOAs supporting this initiative. If interested, go to the website at: <https://www.fairfaxcounty.gov/publicworks/recycling-trash/unified-sanitation-districts>
- iii. Two things to note: (1) Fairfax County Board of Supervisors pumped the brakes on this last fall (cancelling a hearing twice) and essentially sent the staff out to do follow ups to get inputs. (2) If this is ever approved, Code of Virginia statutes mandate a 5-year period before implementing. On the webpage, there is a link to the meeting with the collection entities. There was no support from any HOA.

c. NRP Pitch for management of FOHOA:

- i. National Realty Partners is pitching their management to FOHOA.
- ii. NRP only represents 120 Common interest Communities (CIC), 46% of those are HOAs of the size 50-100 homes. Each manager manages only 6-8 clients. Their HQ is located in Reston, VA.
- iii. Their Vantaca management platform software is far superior to Sentry's Community Pro platform which is a mess.
- iv. The Board is actively looking for a responsive and reasonably priced alternative. See the 11/16/2025 Annual Meeting minutes for reasons why.
- v. A proposal is forthcoming and will be evaluated.

d. 2026 Future Meeting Dates: See www.FOHOA.net for updates.

- i. April 13, 2026 BOD Meeting - 7:00 pm @3404 Rebecca Jane Way.
- ii. June 8, 2026 BOD Meeting - 7:00 pm @ 3404 Rebecca Jane Way.
- iii. August 24, 2026 BOD Meeting - 7:00 pm @ 3404 Rebecca Jane Way.
- iv. November 8, 2026 Annual Meeting - 4:00 pm @ 3404 Rebecca Jane Way.

VII. Open Forum: None.

VIII. Adjournment (8:00 PM): The Board meeting was adjourned at 7:50PM.

Respectfully submitted, David Connor, acting FOHOA Secretary/Treasurer