

## **Minutes of the Annual Board of Directors Meeting**

### **Mayflower Square Section One**

**February 21, 2019**

**Attendees:** Gina Toretta, Cheryl Ferruffino, Lynn Lawlor, Brook Hailerman

**Property Manager:** Mark Howell

Quorum verified by Mark Howell and Lynn Lawlor

**Motion to approve** the Minutes of the 2018 Annual Mayflower Square Board Meeting. Motioned by L. Lawlor, Seconded by C. Ferruffino, all approved.

**Overview of 2018 projects and costs** were reviewed by L. Lawlor. The high number of water infiltration repairs made it necessary to push back the Balcony maintenance project for this year. The high winds coupled with extreme storms required repairs to several units.

#### **Anticipated Projects for 2019:**

- Cleaning of the storage units.
- Evaluate locks for the main doors of the garden units
- Improve signage throughout the campus
- replace smoke detectors
- Clean carpets in garden units
- Plan campus wide pest control assessment during the condensate line cleaning ( Spring)
- Re-do Parking passes
- Add protective mulch base in Tot Lot.

**2019 Budget** was reviewed by C. Ferruffino. There is a 3% increase in Condominium assessment. On site security will not be renewed for 2019, and the board will continue to evaluate all budget costs as the year progresses. Owners are reminded to adjust any automatic withdrawals to reflect this change. Any owner who has not received a 2019 Mayflower Assessment Coupon Book should contact M. Howell.

**Motion** to deny rental reimbursement to unit 5907 Mayflower Ct. Motioned by C. Ferrufino, seconded by L. Lawlor.

### **Open Forum**

- One Washer /Dryer continues to be not replaced. M. Howell will follow up with company.
- Untidy items on Balconies. Balcony inspection planed for the spring, and property manager will send out Violation letters.
- Owner concerns voiced re landscaping
- Owner complaints re noise from other units. Carpet is required, and the bylaws do not address carpet padding
- Discussion to have parking spaces made as reserved spaces.

**New Board of Director Member:** Miles Moore has been appointed to the Mayflower Square Section 1 Board of Directors and will function in the role of Board Secretary.

\$25.00 gift cards, were won by Miles Moore and Robert Jenkins.

Meeting adjourned at 2030.