

MAYFLOWER SQUARE SECTION I BOARD MEETING—MAY 21, 2020

Called to order via teleconference 7:12 p.m.

PRESENT: President Gina Toretti, Vice President Brook Hallemariam, Treasurer Cheryl Ferrufino, Secretary Miles Moore, Member at Large Shakira Ross, GHA Management Representative Mark Howell.

The board voted to approve the minutes from the April 16 meeting.

OPEN FORUM:

- It was officially decided that the clubhouse pool will not open this summer except for maintenance. (The notice to residents about this decision was posted in the community May 22.)
- A resident's query led to a discussion about cleaning hallway carpets.
- A resident's query led to a discussion about when the balcony renovation project will be completed.
- The resident queried about scrap tire removal from the dumpster space.
- The resident queried about landscaping around 418 N. Armistead.

OLD BUSINESS:

REPAIRS AND MAINTENANCE:

- Maple Leaf is scheduled to clean the gutters again in late June.
- Roof repairs for 418 N. Armistead were discussed. The proposed amount--\$5,280—is roughly half the price of replacement, according to Mark Howell, who said he will share proposals with the board.
- Repairs to 412 N. Armistead to prevent squirrels from entering were discussed, including the need to ensure that all the squirrels are gone before repairs are made.
- Eagle Pest performed rodent control service on 5913 Mayflower May 1 with a follow-up May 15. The Eagle Pest report was attached to the May management report.
- GHA is working with Adcocks Trapping to capture a raccoon in the attic of 412 N. Armistead.

CONTRACTS AND PROPOSALS:

- Cheryl Ferrufino's sister is working on a website for the board to review.
- Condensate line cleaning and bedbug inspections continue to be postponed because of concerns over the COVID-19 virus.
- A broken limb was removed from a red maple tree at the corner of 5901 Mayflower.
- Snow removal service was minimal in the winter of 2019-2020, with only one service performed.

- The pool maintenance contract was discussed. Mark Howell said that the maintenance-only contract would save the community more than \$12,000 through Dec. 31 (\$18,880 instead of \$31,200).
- The project to upgrade community signs continues to be postponed because of the COVID-19 virus.
- The project to clean dryer vents is also on hold because of the virus. Mark Howell said Orlando Pinkney would check the vents to determine how urgent the service is.
- Eagle Pest has discovered termites on the property and submitted two proposals for their removal. Mark Howell recommended establishing bait stations and advancing to digging and soil treatment if the stations are not effective after a year.
- Orlando will investigate the electronic keypad on the laundry room door at 5918 Mayflower to see if it needs repair.
- New washers and dryers have been installed at 5959 Quantrell.

The open session adjourned 8:23 p.m.

The executive session came to order at 8:28 p.m. and adjourned 8:45 p.m.

Respectfully submitted,

Miles Moore
Board Secretary