

## MINUTES FROM MAYFLOWER SQUARE SECTION I BOARD MEETING, DEC. 17, 2020

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

The meeting came to order at 7:01 p.m.

The minutes from the Nov. 19 meeting were approved.

### MANAGEMENT REPORT:

- Maple Leaf is scheduled to clean the gutters in late December or early January.
- Orlando is back as maintenance man for the property. He will continue power-washing the brick patios and painting the exterior railings as time permits.
- The board discussed a project to replace exterior lights with LED.
- Wallys Construction discovered mold throughout 5912 Mayflower during renovation work for water damage. They are currently determining the next steps in the process.
- The board discussed the ongoing problem of rats in the dumpster area near the pool.
- The board discussed the problem at 5915 Mayflower, at which people pried open the storage area door and used the space for their own purposes. Gina Torretti said they used the space to drink, smoke marijuana, and hide bags of marijuana. Mark Howell said he contacted Federal Lock & Safe for solutions. This led to a wider discussion of creating exterior locks to buildings to prevent future such incidents, and also the possibility of residents having their own codes to enter laundry rooms and storage areas. The idea of installing cameras in laundry rooms and storage areas was discussed.

### CONTRACTS AND PROPOSALS:

- SnowMovers came out at 1 am Dec. 17 to spread salt in the wake of the winter storm. Salt buckets were placed at the building doors Dec. 18.
- The board approved a new contact with Potomac Landscaping, which quotes the same rates as last year. Mulch was discussed.
- The board discussed the new pool contract submitted by Premiere Aquatics. Mark Howell said he would check on a refund due the community. Cheryl Ferrufino asked if we paid the same invoice twice.
- The board discussed the installation of card readers and money-adding machines on the property. It was agreed that one money-adding machine on the property would be inadequate.
- The board discussed the need to inspect common areas for bedbugs. This led to a discussion of the need to resume general upkeep and housekeeping activities ASAP.
- The board discussed the need to come up with a more efficient way of dealing with rats. These included installing bigger bins in the dumpster area and bigger traps for the rats.

- The board discussed the draft budget for 2021-22. Cheryl Ferrufino suggested reducing some line items in the budget to ensure condo fees will not go up.

The general meeting adjourned at 8:43 p.m., and the executive session came to order at that time. The executive session adjourned at 9:12 p.m.

Respectfully submitted,

Miles Moore  
Board Secretary