

MAYFLOWER SQUARE SECTION I BOARD MINUTES, JAN. 21, 2021

The meeting was called to order at 7:05 p.m.

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

The board approved the minutes from the December meeting.

REPAIRS AND MAINTENANCE:

- The rain gutters were cleaned Jan. 11.
- Power washing of brick patios and painting of exterior rails will continue in the spring.
- Cheryl Ferrufino reported further, previously undiscovered water damage in the back portion of 5912 Mayflower Court during ongoing repair of water damage at the property. It was agreed this new leak should be repaired before the damage grows worse.
- The board also discussed possible water issues at 5918 Mayflower Court, where there was a previous broken drainpipe on the laundry room side.
- Eagle Pest is scheduled to place larger rat traps near the Armistead Street dumpster area on its next visit Feb. 6.
- The broken lock on the storage room door at 5915 Mayflower Court has been repaired, and the code changed.
- The board discussed the replacement of outdoor lighting with LED lights. Mark Howell explained that LED lights are more expensive, but also last longer and provide stronger light.
- The board discussed a proposal to repair roof shingles at 5913 and 5916 Mayflower and bricks at 5916.

CONTRACTS AND PROPOSALS:

- Cheryl Ferrufino's sister is working on a new design for the Section I website.
- The board discussed the need to resume condensate line cleaning with concurrent bedbug inspections in Spring 2021, Covid-19 restrictions permitting. The board also discussed legal options to motivate residents with bedbug infestations to seek remediation.
- Aspect Tree Service will visit Section I Jan. 25 to trim trees damaged by high winds at 5903 Mayflower.
- SnowMovers has visited the property once so far this winter for snow and ice removal, in mid-December. The board debated whether \$3300 was a reasonable charge for a relatively modest snow and ice removal. Orlando has placed salt buckets in front of each door on the property.
- Gina Toretta is scheduled to sign a new landscaping contract with Potomac (FY 2021-2023) which the board approved at the December meeting.
- The board discussed a new contract with Premiere Aquatics for pool maintenance. At this point it seems unlikely that the pool will reopen in 2021.

- The board discussed a keyless-entry lock system for common doors on the property. Mark Howell said he has received inadequate responses from Federal Lock to his questions on keyless entry. The board discussed the possibility of a fob-based access system.
- The possibility of card reader machines and value-adding machines for the laundry rooms is stymied at this point, because the vendor no longer supports such systems for laundry rooms.
- The board discussed the potential for larger trash bins in the dumpster areas, and for recycling bins that can be distinguished from trash bins.
- The board discussed the installment of security cameras in storage rooms, including a WiFi-based camera system with password protection.
- The board discussed the potential resumption of the balcony renovation project.
- The board discussed possible protocols for the Feb. 18 annual meeting, including how to determine if a quorum exists at a virtual meeting.
- Mark Howell said he would send an email to the resident of 5920 Mayflower about a nonconforming door color at the property.

The regular meeting adjourned at 8:18 p.m.

The executive session came to order at 8:18 p.m. and adjourned at 8:24 p.m.

Respectfully submitted,

Miles Moore
Section I Secretary