

MAYFLOWER SQUARE SECTION I—MINUTES OF BOARD MEETING MAY 25, 2021

PRESENT: Treasurer Cheryl Ferruffino, Secretary Miles Moore, Member-at-Large Shakira Ross, GHA Community Manager Deborah Peralta.

The meeting came to order at 7:08 p.m.

OPEN FORUM:

- Resident J.J. Pedder asked questions about parking and towing policies. Deborah Peralta led a discussion on organizing an *ad hoc* committee to revise parking policies.

FINANCIALS:

- Goldklang has begun the audit of Mayflower Section I's finances. The board discussed reverting to budget billing instead of itemized billing for the other units.

MANAGER'S REPORT:

- The door was repaired and loose screws replaced at 5915 Mayflower.
- Stripped screws were replaced and other screws tightened for the door at 5911 Quantrell.
- The door opener for 5909 Quantrell went missing, probably because of strong winds. This was replaced.
- Twenty-two light bulbs were replaced at the pool house. The pool house HVAC equipment, smoke detectors and water valves were inspected.
- The lighting in the common areas of all buildings was inspected. Burned-out lights were replaced.
- Damaged 6x6x8s beside 5915 Mayflower Court were replaced, and the door hangers there were changed.
- Shutters were reinstalled at 416 N. Armistead.

CONTRACTS AND PROPOSALS:

- Deborah Peralta obtained two bids for condensate line cleaning. The board voted to approve All Plumbing's bid of \$125 per unit.
- The board agreed to request proposals (flat fee and fixed fee) for per-unit bed bug inspections by Eagle Pest. Miles Moore agreed to write a letter to Eagle Pest requesting bids, with a draft to be shared with Deborah Peralta and Cheryl Ferruffino.
- The board voted to approve HVAC vent repair at 5917 Quantrell.
- The board voted to approve repair of water damage in a closet in one of the units.

- Deborah Peralta presented a proposal from Desman Design Management for inspection and repair of retaining walls and outdoor brick and patio areas. She agreed to contact ETC and SRG for additional bids.
- The board voted to update Section I's collection policy.

The open session adjourned at 8:11 p.m.

The executive session was called to order at 8:12 p.m. and adjourned at 8:49 p.m.

The open session reconvened at 8:49 p.m. so the board could approve the following measures:

- Moving Account # 81MF18133 to Non-Judicial Foreclosure for \$3,500 in trustees' fees.
- Moving Account & 81MF34725 to Non-Judicial Foreclosure for \$3,500 in trustees' fees.
- Crediting \$825 in late fees to Account # 81MF59626.

The meeting adjourned at 8:54 p.m.

Respectfully submitted,

Miles Moore
Board Secretary