

MAYFLOWER SQUARE SECTION I: CONDO BOARD MEETING MINUTES, JULY 27, 2021

PRESENT: Vice President Brook Hailemariam, Treasurer Cheryl Ferrufino, Secretary Miles Moore, Member-at-Large Shakira Ross, GHA Community Representative Deborah Peralta.

The meeting was called to order 7:13 p.m.

- A resident queried whether the pool would be opened in August. The board replied in the negative.
- The board discussed forming an ad hoc Parking Committee to revise parking rules and issue new passes. Deborah Peralta noted that the laws regarding parking at condominium developments changed July 1, so the community's attorney must review the new charter to make sure it is legal. Cheryl Ferrufino asked about potential timelines and dates to establish new parking rules.
- Deborah Peralta told the board that the leak reported in the storage area at 412 N. Armistead is being addressed. She said there were actually two leaks—one from under the floor and one from the unit above. GHA is preparing a proposal for repairs.
- Cheryl Ferrufino asked questions about the extent of the ongoing reserve study, the draft of which was included in the July board package. Deborah Peralta said the engineers are examining the community's eight to ten retaining walls and will tell us which ones need to be repaired immediately.
- Deborah Peralta said All Plumbing will schedule condensate line cleaning shortly, probably at least partly over a weekend. All Plumbing told Deborah that it needs access only to top and basement units, not middle units, and that townhouse residents may call All Plumbing if they have a specific problem with condensate line backup. Because All Plumbing is charging the community on a per-unit basis, this will save money. Bedbug inspections will be scheduled concurrently with condensate line cleaning.
- A resident complained about the floodlights being burned out behind 410 N. Armistead. Brook Hailemariam discussed efforts to establish LED outdoor lighting.
- An owner provided pictures of exterior water seeping through brick which were included in the board package. Deborah Peralta said she had scheduled a walk-through with landscapers to survey the problem. She also recommended that the board prepare an outline for a standing Landscape Committee.
- Deborah Peralta said the attorneys have not yet commented on the updated collection policy. Once they have, the board will review and approve it before sending it out to the membership.
- The board has approved a resolution allowing for ongoing virtual meetings, and may hold either virtual or in-person meetings at its discretion.
- Cheryl Ferrufino had questions about the amount in the community's reserve fund, noting that one document showed the fund to contain \$583,000 and another said it contained more than \$900,000.

- Brook Hailemariam brought up issues regarding dumpsters and outdated signage on the property, especially signs regarding towing policies. Cheryl Ferrufino said the community's trash collection contract may be outdated.
- The board discussed future meeting dates and agreed that, barring any conflicts, they should continue on the third Thursday of every month. Deborah Peralta recommended combining the November and December meetings because of holiday scheduling conflicts.
- The board is trying to find a vendor to provide replacement parking passes until new passes are issued.

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Miles Moore
Board Secretary