

MINUTES FOR MAYFLOWER SQUARE SECTION I BOARD MEETING, JANUARY 27, 2022

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

The meeting was called to order at 7:03 p.m.

- A resident reported vehicles with out-of-state (Maryland) and expired tags parked in Section I lots. Shahinda said she will direct the towing company to watch for these vehicles. Later in the meeting, the board (led by Cheryl) discussed plans to redo parking passes, establish a Parking Committee, and possibly revise parking rules to give each unit an assigned parking space.
- A resident asked if the pool will open this summer. The current plan is to open the pool, pending guidance from the City of Alexandria.
- Attendees discussed ongoing problems with rodent infestation and overflowing dumpsters.
- Attendees discussed problems with outdoor lights on the property that had burned out or were non-functional.
- In the financial update, Cheryl noted \$1 million in the reserve account and \$257,000 in delinquencies. The latter is partly due to unpaid electric bills from Sections II and III.
- The board approved a budget for the coming year raising condominium fees by 3 percent.
- The board discussed proposals to trim overgrown trees, cut down dead trees, and remove fallen branches from the property.
- The board discussed proposals to mitigate water seepage and ponding behind the townhouse units, 5900-5936 Mayflower Court.
- The contract with Snow Movers was renewed.
- The Federal Housing Administration re-certified Section I for FHA-approved loans.
- The board discussed the situation with retaining walls on the property and the need for an engineering report.
- The board discussed the need for a final reserve study (the draft was issued last summer).
- The board discussed damage to laundry room doors and theft of laundry coin boxes. A plan to switch to laundry room card readers was discussed, as was a proposal to replace doors.
- The board discussed potential plans for secured entry to garden units.
- The board (led by Brook) discussed outdated signage on the property.
- The board discussed possible resumption of police reports at meetings.
- The board discussed problems with bulk items such as scrap tires and large furniture left in dumpster areas. Cheryl and Shahinda noted that our garbage removal contract includes a provision for bulk items and suggested that the community establish a date once a month for removal of bulk items.

The regular meeting adjourned at 8:06 p.m.

The executive session was called to order at 8:07 p.m. and adjourned at 8:57 p.m.

Respectfully submitted,

Miles Moore
Board Secretary