

MAYFLOWER SQUARE SECTION I—MINUTES OF BOARD MEETING, FEB. 17, 2022

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

The meeting came to order at 7:03 p.m.

APPROVAL OF PREVIOUS MINUTES: The Board agreed that the minutes of the Jan. 27 meeting written by Miles Moore and amended and enlarged by Cheryl Ferrufino should be adopted. Shahinda Suliman said the board will vote on approval of those minutes at the March 17 meeting along with the minutes of the Feb. 17 meeting.

FINANCIALS: Cheryl Ferrufino reported current equity of \$983,000 and liabilities of \$440,000.

INSURANCE: Shahinda Suliman reported that the community's current insurance carrier will cease coverage by its own choice as of May 13, 2022. The carrier did not give a reason. Shahinda said she will search for a new carrier.

TREE REMOVAL: Shahinda Suliman reported that she has received three bids for the removal of dead trees and trimming of overgrown trees and bushes on the property. These include:

- Aspect Tree Services, \$9,870.
- Potomac Springs Landscaping, \$4,350.
- Professional Grounds, \$5,995.

The Board agreed it needed time to evaluate and compare the proposals. Cheryl Ferrufino and Brook Hailemariam noted that any contract which does not include the grinding down and removal of stumps is unacceptable. Cheryl said the board must make sure that the cutting of overgrown bushes and branches that are hitting windows is included in the quote.

Resident Kari Pedersen said she has asked several times for the cutting of bushes that are growing into her AC unit. Shahinda Suliman and Cheryl Ferrufino said that any bushes growing in a common area will be trimmed.

WATER ISSUES: Shahinda Suliman presented a proposal from Professional Grounds to mitigate water drainage problems behind 5900-5936 Mayflower Court. The bid totaled \$8,693,69, and Shahinda said she expected to receive bids from two other companies shortly. Cheryl Ferrufino and other board members noted that the Professional Grounds proposal incorporates loose gravel, which would be a temporary solution at best and would present other problems.

SECURITY SYSTEMS: Shahinda Suliman presented a proposal from Baldino's Electronic Security to install equipment for phone access/entry control for the outside doors of the seven garden-apartment condominium buildings on the property. The total was \$59,271.58, and there would be a subscription fee, but installation of the electrical infrastructure necessary to accommodate the phone access/entry control systems would be extra. Shahinda said Wright Mechanical Services could do the necessary electrical work without too much trouble or expense.

LAUNDRY ROOM DOORS: Wright Mechanical Services submitted a bid of \$2,698 to replace four laundry room doors. Brook Hailemariam said one of the doors needed only a new frame, not replacement, and Cheryl Ferrufino noted the board had already approved a bid from Wright for \$1,440 for what appeared to be the same work. Shahinda said she would ask Wright Mechanical about it.

THERMOSTATS: Wright Mechanical Services submitted a bid of \$162 to replace three thermostats in the clubhouse. Cheryl Ferrufino said the community could obtain those thermostats more cheaply and volunteered to buy them and submit a bill for reimbursement.

WATER LEAK: The Board voted to approve Wright Mechanical's bid to replace a leaking Heater Pressure Relief Valve at 5909 Mayflower for \$808.

LIGHT FIXTURES: The Board voted to approve Wright Mechanical's bid to replace two faulty light fixtures at 5913 Mayflower and 418 N. Armistead at a price of \$480.

HEAVY-DUTY LADDER: Wright Mechanical submitted a bid for \$1,288 to purchase a heavy-duty ladder for the property. Cheryl Ferrufino questioned the need for the ladder, because one of its stated purposes was to diagnose problems with light fixtures, they already said they had found. Shahinda Suliman said she would talk to Wright Mechanical.

LIGHT TIMERS: Gina Torretti and other residents said the light timers in storage and laundry rooms shut off without warning, leaving residents in the dark. The board discussed the installation of motion detectors as replacements.

CONDENSATE LINES: Kari Pedersen asked whether there would be community-wide condensate line cleaning this year. Last year the board received three bids solicited by Deborah Peralta, but no contract was ever approved. Cheryl Ferrufino asked Shahinda Suliman to contact All Plumbing, which submitted the lowest bid last year (\$125 per unit).

BEDBUG INSPECTIONS: Miles Moore brought up the proposal made last year to offer bedbug inspections of units concurrent with condensate line cleaning. Cheryl Ferrufino expressed her concerns that residents would (a) not agree to inspections or (b) might not be able to afford remediation if bedbugs were found in their units. Shahinda Suliman said she believed the board (a) could require bedbug inspections and (b) require residents to repay the board for remediation, possibly through adding the

charges to their assessments. Shahinda said she would consult legal counsel regarding the board's options.

EAGLE PEST: Board members and residents discussed ongoing problems with pests, including bedbugs, mice, and rats. Shahinda Suliman said she was dissatisfied with the services provided by our current exterminator, Eagle Pest, and said she would find another contractor once Eagle Pest's contract expires.

TRASH PICKUP: Gina Torretti and other residents said they constantly found trash on the property, with no apparent effort by the current cleaning contractor to remove it. Shahinda Suliman said she had received an apology from the cleaning company with a promise to remove accumulating trash immediately, but it had not honored its promise. Brook Hailemariam asked if the board could fire the cleaning company; Shahinda said we could hire another company once the current company's contract has expired.

TRASH CANS: Kim DeShields said the trash can had been stolen from her building's laundry room and asked for a replacement.

INDIVIDUAL WASHER/DRYERS: Nanina Saavedra asked about her request to install an individual washer/dryer in her unit.

CARD READERS IN LAUNDRY ROOMS: The board and residents discussed plans to install card readers in laundry rooms as replacements for coin operation. Shahinda Suliman said she had contacted a card reader company but had received no response. Kim DeShields asked how many places there would be for residents to load their cards, and Gina Torretti said Caldwell & Gregory told her they could not install more than three or four card readers for the entire community. Cheryl Ferrufino said there were systems that would allow you to use a credit card or load cards online.

PARKING PASSES: Gina Torretti said she had received new parking passes from Deborah Peralta and had enough to fill current requests from residents. Shahinda Suliman said she had sent a general email to residents giving those with outdated or out-of-state license plates one month to get Virginia plates or face towing. Cheryl Ferrufino said she would write a charter for a parking committee to write new parking regulations.

SIGNAGE: Brook Hailemariam asked about replacing outdated signs on the property. Gina Torretti said A1 Towing will replace signs related to towing and restripe parking spots on request.

DUMPSTERS: Brook Hailemariam asked about obtaining extra trash dumpsters to combat trash overflow. Shahinda Suliman said she would contact our garbage removal company and check into obtaining more dumpsters. Brook also asked if the scrap tires at the dumpster at the corner of North Armistead Street and Quantrell Avenue were still there. Miles Moore said he would check the next day. (He did, and the tires are still there.)

The regular session adjourned at 8:44 p.m. and the executive session came to order at the same time.
The executive session adjourned at 9:26 p.m.

The next board meeting is scheduled for Thursday, March 17.

Respectfully submitted,

Miles Moore
Board Secretary