

## MAYFLOWER SQUARE SECTION I BOARD MEETING MINUTES, MARCH 17, 2022

PRESENT: Vice President Brook Hailemariam, Treasurer Cheryl Ferrufino, Secretary Miles Moore, GHA Management Representative Shahinda Suliman.

The meeting was called to order at 7:08 p.m.

The minutes from Jan. 27 and Feb. 17 were approved by the vote of the board.

SECURITY: Shahinda Suliman introduced guest speaker Sud Banerjee, president of Mayflower Square Section II. Banerjee talked about vagrancy, vandalism and other disruptions in Section II, including a homicide in 2019. To prevent further problems, Section II has hired Blue Raven Executive Protection, an armed security firm comprised of retired police and military personnel. Besides discouraging vagrants and vandals, Blue Raven also coordinates with Section II on parking issues, directing the towing of unregistered vehicles, and provides real-time updates on security issues. Section II currently contracts with Blue Raven 4-6 months a year, four nights a week on variable eight-hour shifts. The results have been good in regard to reducing late-night noise, Banerjee said, but problems with vagrants sleeping in stairwells and laundry rooms remain.

Banerjee and the board discussed the idea of Section I joining with Section II to hire Blue Raven. They also discussed other issues, such as:

- The possibility of installing secured-entry systems for garden-unit buildings and the cost of retrofitting buildings to accommodate such systems.
- The problem of daytime theft of packages and the possibility of establishing lockboxes onsite for package delivery.

Cheryl Ferrufino asked for bids on these services to see if Sections I and II can achieve economies of scale. Shahinda Suliman, however, said now the issue is getting the security companies to return her calls.

FINANCIAL REPORT: The February 2022 financial report showed that Section I has \$84,528.75 in its operating account, \$1,097,046.36 in its replacement reserve account and \$258,854.25 in delinquent accounts owed to the association.

TREE TRIMMING AND REMOVAL: Section I has received three proposals for trimming of overgrown trees and removal of dead trees on the property, varying widely in price. Shahinda Suliman said she reached out to each company and learned that stump grinding and removal—a necessity for dead trees—would be extra. Cheryl Ferrufino said we must make sure not only that each contract includes stump grinding and removal, but also are identical in the services they cover.

**DRAINAGE IN BACK OF 5900-5936 MAYFLOWER COURT:** Section I has received a bid from Professional Drainage Inc. for \$8,693.69 to contain water runoff behind 5900-5936, and one from Custom Drainage for \$19,400.00 for the same service. It is waiting for a bid from Drainage and Erosion Solutions. Of the two proposals received so far, the board agreed that the proposal from Custom Drainage seemed the more plausible.

**LAUNDRY ROOM DOOR REPLACEMENTS:** The board approved replacement of five doors. Wright Mechanical Services has ordered the doors and has so far received one, which it will install shortly.

**METAL RAKES (ROOF GUTTERS):** The board approved a \$975 bid from NV Roofing to replace fallen metal at 418 N. Armistead. Fallen metal at 5907 Quantrell was also discussed.

**CARD READERS FOR LAUNDRY ROOMS:** No bids have been received yet for this proposal. Caldwell and Gregory has not so far been responsive to requests regarding this service.

**POOL EXPENSES:** Premier Aquatics informed the association that because of high fuel prices it must add surcharges to the current service contract. These include:

- \$200 for new whitecoats.
- \$175 for coping and new tile jobs.
- \$20 per delivery for pool chemicals, pool products, and other service work.

**WATER LEAKS:** Resident (Anil?) complained of water leaks in the front at 418 N. Armistead. Shahinda Suliman said she would post announcements in each building for residents to be on the lookout for water leaks.

**CONDENSATE LINE CLEANING:** Shahinda Suliman said community condensate line cleaning must begin soon, no later than next month. The association will coordinate with All Plumbing to make sure technicians have access as needed to units to perform the cleaning.

**PEST CONTROL:** Miles Moore asked about the status of community-wide bedbug inspections. Shahinda Suliman said she had contacted three pest control companies with different approaches to inspection and different rates, and said she was waiting for proposals. Shahinda reiterated that she is not happy with the services provided by Eagle Pest to exterminate bedbugs, rodents or cockroaches, and said she plans to drop Eagle Pest as soon as its contract has lapsed. Other communities managed by GHA are very happy with other exterminators they have chosen, she said.

**CLUBHOUSE:** The clubhouse bathrooms need extensive repair, including new toilets, urinals and flush valves. Shahinda Suliman said Wright Mechanical is too busy to perform the repairs. She has requested three quotes from plumbing companies.

The board agreed to charge \$75 per hour and a \$100 deposit for clubhouse rental, plus a separate cleaning fee.

TREE REMOVAL: A resident said five trees had to be removed because their shade was killing the grass. However, the trees are not dead. Shahinda Suliman said she would consult landscapers about planting shade tree seeds in that area.

TRASH COLLECTION: Anil said she had seen non-residents pull up in trucks and unload trash in community dumpsters. Shahinda Suliman said Anil should take pictures of the vehicles' license plates. All attendees agreed the community needs bigger trash bins.

The regular session adjourned at 9:14 p.m. The executive session was called to order at 9:15 p.m. and adjourned at 9:44 p.m. The regular session was reconvened momentarily for the board to approve the purchase by Wright Mechanical of a heavy-duty extension ladder for \$1,268 and adjourned at 9:45 p.m.

Respectfully submitted.

Miles Moore  
Board Secretary