

MAYFLOWER SQUARE SECTION I—MINUTES OF BOARD MEETING, APRIL 21, 2022

PRESENT: Treasurer Cheryl Ferrufino, Secretary Miles Moore, Member-at-Large Shakira Ross, GHA Community Representative Shahinda Suliman.

The general meeting was called to order at 7:04 p.m.

BOARD MINUTES: The board approved the minutes from March 17.

FINANCIAL REPORT: As of March 2022, the condo association had \$59,843.07 in its operating account; \$1,097,046.36 in its replacement reserve account; and \$250,939.88 in delinquent accounts owed to the association.

CLUBHOUSE POOL REPAIRS: The board approved two proposals from Premier Aquatics for pool repair and maintenance work and pool supplies.

CLUBHOUSE DRYWALL AND PAINTING: The board approved proposals from CoreCom Commercial Painting to paint the clubhouse community room and stairwells for a total of \$4,835.00.

CLUBHOUSE TOILETS, URINALS, FLUSH VALVES: Shahinda Suliman said she had received quotes for replacing these items from All Plumbing and All-Season Plumbing. Cheryl Ferrufino asked if the board could see and approve the fixtures before installation, and Shahinda said yes. Shakira Ross said she wanted to see more details of the proposals, because the quoted prices seemed high.

POOL PASSES: Shahinda Suliman said they had been printed, and she would deliver them to Gina Torretti that evening.

POOL FURNITURE REPLACEMENT: Shahinda Suliman requested clarification as to which furniture the board wanted to be replaced. Cheryl Ferrufino said the umbrellas and chairs are in poor condition and should be replaced.

POOLHOUSE RESERVATION: Shahinda Suliman said a resident had reserved the clubhouse for either May 24 or 28. The resident asked whether there would be tables in the community room. Cheryl Ferrufino said the resident would have to provide tables, but there are kitchen counters and there should be sufficient seating. The day before the reservation, Cheryl will provide the resident with the access code to the door.

CLUBHOUSE THERMOSTAT: Cheryl Ferrufino will order a replacement thermostat.

CLUBHOUSE LED LIGHTS: Wright Mechanical Services will install 19 LED lights in the clubhouse, which Shahinda said will provide better light and be much longer lasting than the current fluorescent lights.

PREMIER AQUATICS: Shahinda Suliman noted that Premier Aquatics will levy a surcharge on pool services this year because of higher fuel costs.

CLEANING SERVICES: Shahinda Suliman brought up the proposal from Multicorp Cleaning Systems for a contract to clean the property twice weekly for \$2,280 per month or three times weekly for \$2,965 per month. She had previously shared the contract with the board members. She said she was waiting to hear from Multicorpin regard to Gina Torrettquestion on whether their services would cover townhomes as well as garden apartments and common areas.

LAUNDRY ROOM DOORS: Shahinda Suliman noted that Wright Mechanical Services has replaced five laundry room doors, an action the board previously approved. However, Wright Mechanical now says that three door closers must be replaced.

ROOF GUTTERS: Shahinda Suliman reported that NV Roofing has completed replacement of the roof gutters at 418 N. Armistead St.

TRASH REMOVAL: Shahinda Suliman said she has requested a proposal on larger trash bins from the trash removal company, which said additional charges may apply. The board members complained about the level of service the community has received from the current company, and Cheryl Ferrufino said it might be time to consider another vendor. She also proposed setting up a folder to organize contracts by vendor, both approved and declined.

PARKING COMMITTEE: Cheryl Ferrufino said she would soon issue a proposal for a committee to consider new parking passes and possible new parking arrangements, including assigned spaces.

CONDENSATE LINE CLEANING: Shahinda Suliman is waiting for proposals from All Plumbing and All Seasons Plumbing to perform the work.

PEST CONTROL: Miles Moore asked about efforts to find a new pest control company. Shahinda Suliman said she had requested proposals from three companies and was awaiting their answers. She stressed that she was looking for a company that could provide effective solutions to ongoing problems with rodents, bedbugs and roaches.

PROBLEMS WITH RESIDENTS: Cheryl Ferrufino complained that her upstairs neighbors threw trash from their balcony onto her doorway and the lawn in front of her house. She provided pictures demonstrating that the problem was serious. Shahinda Suliman said she would send a warning letter to the unit, adding that the association has the authority to levy fines and revoke parking privileges in such a case.

The general session adjourned at 8:14 p.m.

The executive session came to order at 8:14 p.m.

The executive session adjourned at 8:34 p.m.

Respectfully submitted,

Miles Moore  
Board Secretary