

MAYFLOWER SQUARE SECTION I—MINUTES OF BOARD MEETING, JUNE 16, 2022

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

The meeting came to order at 7:04 p.m.

SECURITY LOCKS: Greg Robert of Baldino's Electronic Security addressed the meeting about electronic security locks for the community's seven outer doors for garden buildings. Mr. Robert described how the locks would function and answered the questions of board members and meeting attendees. He said residents would control access through their cellular devices, and that entry would be controlled through mechanical keys, electronic fobs, or PIN codes. Shahinda Suliman said the initial cost of installation based on the preliminary Baldino's contract would be \$63,414.54, plus ongoing monthly administrative and maintenance costs. Cheryl Ferrufino asked that Shahinda solicit a bid from another electronic security company. Cheryl, Shahinda, and Shakira Ross expressed strong approval for installing electronic security locks to keep out vagrants, prevent vandalism and increase property values. Miles Moore had caveats about the practicality of the locks but agreed that their advantages outweighed any potential problems.

BALCONIES: Cheryl Ferrufino advocated for resuming the balcony replacement program that was interrupted by the pandemic. Gina Torretti said the replacements should take place in the spring or fall so as not to interfere with the opening of the pool.

DOG WITH NO LEASH: Isabel Herrera said she has seen a large dog wandering the property without a leash. Gina Torretti said this is the service dog of one of her friends, and that the dog is well-trained and friendly. Cheryl Ferrufino said the dog should still be on a leash while on the property.

5915 MAYFLOWER COURT #201: Suzanne (last name?) complained of this resident hanging laundry on her balcony and out her windows. Residents and board members agreed there were multiple violations going on in this unit, including (a) alleged involvement in the drug trade and (b) dividing the living room to create a room to rent. Gina Torretti said the residents in 101 said they had to move to a hotel to sleep because of the noise from 201. Gina said that the police are short-staffed and therefore are not responding to non-emergency calls.

At this point, the board interrupted open forum and turned to the usual order of business.

MINUTES: The board approved the minutes from April 21. (The meeting from May 26 did not take place because of the lack of a quorum.)

FINANCIAL STATEMENTS: For May 2022, the association had \$52,675.64 in the operating account, \$1,149,494.46 in the replacement reserve account, and \$203,641.72 in delinquent accounts owed to the association.

LANDSCAPING AND TREE REMOVAL: Suzanne (last name?) asked when the tree by her house would be trimmed, because the branches are hitting her windows. Shahinda said the association has reached out to the landscaping company to trim that tree and perform other landscaping work, including the planting of shade grass.

WATER BACKUP AT 5915 MAYFLOWER #104: Shahinda said All Season Plumbing has been out twice to unplug the kitchen sink at that address. The plumbers determined that the residents at 204 or 304 are flushing baby wipes down the toilet, causing the backup. Currently Shahinda is working with the residents of 104 to obtain further information about the situation there. The board agreed that the residents who are flushing baby wipes are liable for all damages.

CLUBHOUSE REPAIRS: The board discussed repairs and renovations at the clubhouse, including those that have been completed (pool, drywall, painting) and those that are pending (bathrooms, thermostats). The new thermostats have arrived, and Shahinda said Wright Mechanical will install them shortly. Cheryl asked about the discrepancy in total dollar amount and scope of work between the two bids for bathroom renovations, and asked Shahinda to approach the companies again to get two directly comparable proposals.

POOL FURNITURE: Shahinda sent the board members links to online companies that sell pool furniture. Gina said we need weighted pool umbrellas and tables with holes in the middle to accommodate the umbrellas. Gina and Cheryl agreed to do a clubhouse walk-through to determine exactly what new furniture is needed.

BABY POOL: A resident asked when the baby pool would be reopened. Shahinda said the baby pool needs repairs, and said there is a proposal for that.

CLUBHOUSE LED LIGHTS: The board has approved a proposal to replace them.

LAUNDRY ROOM CARD READERS: Shahinda said she is waiting for another proposal for their installation.

CLEANING CONTRACT/PEST CONTROL: Shahinda said she is working with two companies, "both very good and responsive," to handle both cleaning and pest control for the property. Miles Moore mentioned that he had seen a mouse in the hallway outside his apartment early in the morning of June 15. He also continued to speak in favor of periodic bedbug inspections in the individual units, and said he hoped the new pest control company could accomplish that task.

INSURANCE POLICY: The association has a new master insurance policy with Associated Insurance Management LLC until May 13, 2023.

CONDENSATE LINE CLEANING: Shahinda said she is still waiting for proposals from All Plumbing and All Seasons Plumbing. The problem, she said, is that all plumbing companies are extremely busy at this time.

WATER PONDING BEHIND TOWNHOME UNITS: Cheryl asked where remediation efforts stood. Shahinda said she had one proposal and was waiting for another.

CASH FLOW METHOD RECOMMENDED FUNDING: The board approved the amounts for cash flow method recommended funding from the Replacement Reserve Analysis by Miller Dodson, page A.5, through the year 2024. These amounts will also be reflected in future annual budgets.

ROOFING REPAIRS AT 5913 QUANTRELL: Shahinda sent the board a proposal from NV Roofing for \$1,100.

RETAINING WALLS: Cheryl noted that last fall under Deborah Peralta, Desman performed a study showing that four of 17 retaining walls on the property were nearing collapse. Shahinda said this was the first she had heard of it. She said she would look into it. Cheryl asked whether Desman had been paid.

DRAINAGE PROBLEM OUTSIDE 5913 MAYFLOWER Board members discussed the problem outside of 5913 Mayflower T-4. Angela Ford, the owner, has placed sandbags in front of her French doors for years.

TOWING: Board members discussed problems with towing. Vehicles with Maryland license plates are allowed to remain in the lot, as is a decrepit Jeep Cherokee with a flat tire and long-expired registration. There are also people who live across the street and park in our lot.

GHA PORTAL: Shahinda said she would send the board members instructions for access.

The open meeting adjourned at 9:48 p.m. The executive session convened at 9:49 p.m. and adjourned at 10:28 p.m.

Respectfully submitted,

Miles Moore
Board Secretary