

## MAYFLOWER SQUARE SECTION I, MINUTES OF BOARD MEETING, JUNE 18, 2020

PRESENT: President Gina Toretta, Vice President Brook Hallemariam, Treasurer Cheryl Ferruffino, Secretary Miles Moore, Community Management Representative Mark Howell.

The meeting was called to order 7:01 p.m. via teleconference.

The board voted to approve the minutes for the May 21 meeting.

Because no residents called in, there was no Open Forum.

### REPAIRS AND MAINTENANCE:

- Maple Leaf is scheduled to clean the gutters in late June or July. The last gutter cleaning was in January.
- Orlando is power-washing the brick patios and painting the exterior iron rails in the common area as he has time.
- Virginia Roofing is working on an estimate to repair the roof leak discovered in September 2019 at 418 N. Armistead.
- Eagle Pest performed an intensive rodent control service in all units at 5909 Mayflower, the same as it performed earlier at 5913 Mayflower.
- Portugal Construction submitted an estimate of \$3,950 to repair the front patio drainage problem at 5913 Mayflower.

### CONTRACTS AND PROPOSALS:

- There were no further proposals on a new website.
- Condensate lines are being cleaned on an emergency basis only. Because of COVID-19, all regular condensate line cleaning and bedbug inspections have been postponed. Mark Howell said the community's water bills have quadrupled, largely as a consequence of residents staying home because of the virus.
- Aspect Tree Service removed a fallen tree at 410-412 N. Armistead for \$350. Gina Toretta reported a branch down at 5940 Mayflower.
- Cheryl Ferruffino said the numbers didn't add up in the contract addendum for pool maintenance that Premiere Aquatics submitted, and suggested Premiere should resubmit the proposal in further detail. Mark Howell said he has already approved repairs for the pool's multi-port valve. Everything else connected with the pool is at a standstill.
- Engineering will continue to monitor the situation with the community's dryer vents. The work needs to be done, but it is being postponed because of COVID-19.
- Orlando replaced the key pad battery on the laundry room door at 5918 Mayflower.
- Miles Moore said he received a complaint from Bob Michaelson that the light over the central playground has burned out. Brook Hallemariam will investigate.

- The board discussed alternatives for a key fob system for building doors, including the possibility of a time lock system.
- The board discussed alternatives for removal of scrap tires in the dumpster area, which were strewn on the sidewalk earlier in the week.
- The board discussed whether Eagle Pest should install termite bait stations in the community.

The regular session was adjourned at 7:40 p.m., and the executive session was called to order.

The executive session was adjourned at 8:01 p.m.

Respectfully submitted,

Miles Moore  
Board Secretary