

MAYFLOWER SQUARE – SECTION 1
Annual Meeting 2015
Thursday, January 28, 2016

ATTENDEES: Brook Hailemariam, Lynn Lawlor, Cheryl Ferrufino, Gina Torretti

Absent: Biya Albert

GHA: Esther Haley and

The annual meeting convened at 7:00pm. The main purpose of the meeting is to elect one member to the Board of Directors for a three-year term. Roll call was conducted and proof of quorum established. Proof of notice of the annual meeting was established.

A motion was made to approve the minutes of the December 15, 2014 annual meeting. The motion was approved.

Sgt. Jessie Meekins of the Alexandria Police Department gave a report of all 911 or non-emergency calls during the month of January.

Open Forum:

- Concrete work – 5921 Quantrell missed crack in steps; also 5930 steps need fixed;
- 412 N. Armistead – water coming into storage unit;
- Put other information on website – Eddie's plumbing etc

President's Report:

Gina Torretti gave a brief summary of events since the last Annual Meeting:

- Concrete work and brick work;
- Roof/Gutter/fascia repairs/replacements;
- Painting of all yellow buildings and all shutters on property;
- Pruning and removal of trees throughout the property;
- Completed Phase 2 of balcony project;
- Installation of irrigation system;
- Waterproofed both sides of 5928 due to water infiltration;
- Installed motion activated lights by the dumpsters;
- Changed pest companies to Connor's.
- No condo fee increase in 2015;
- Cleaned condensate lines;
- Hired security guards for Thursday – Sunday evenings from 7pm – 3am;

Plans for 2016 include:

- Parking will be redone; New signage for secondary parking;

- Mailboxes on townhomes will be changed;
- Lights on townhomes will be changed;
- Laundry room doors – we will be switching from keys to codes;
- Smoke detectors will be changed to 10 year lithium;
- Pool Repairs – cost split by all 3 sections;
- Laundry room doors – will be adding self-closing hinges; looking into new washers and dryers.
- Landscaping – new plants, regrading areas in the court; new trees;
- Replace carpets in garden style units;
- Paint doors in the garden style units;
- Phase 3 will begin in the fall;

Treasurer's Report:

- Cheryl Ferrufino reported that thanks to GHA Management, MFS1 finances are back in order and total equity is up. We are adding extra money to the reserves this year per the Reserve Study performed in October 2015.

Committee Reports:

- Nothing to report

Appointment of Inspectors of Election:

- N/A – Only one candidate running for open position; did not do formal vote; asked if anyone opposed candidate;

Election of Members of the Board of Directors:

- Gina Torretti

Election Results: Gina Torretti was re-elected to serve on the Board of Directors for another 3-year term.

Raffle Winners: Betty McDonald and Bernice and Robert Akowuah each got a \$50.00 gift card;

The meeting adjourned at 8:35pm.

Next Meeting Date: February 18, 2016

Respectively Submitted,

Gina Torretti

Gina Torretti, President