

Minutes of Board Meeting
MAYFLOWER SQUAE – SECTION I
Thursday, 21 May 2015

Attendees BoD: Biya Albert, Brook Hailemariam, Cheryl Ferrufino, Gina Torretti, Lynn Lawlor
GHA : Esther Haley, Property Manager (PM)
Police Officer: Not present

The Board met in Open session at 7:00pm

Open Forum	Action Point/Pending
- Resident informed about former resident who may have not returned parking passes residing in 5909 Quantrell Av. Unit 203 - Agreement to vote virtually on a sample Lock installed 5912 Mayflower court (Cheryl Ferrufino) proposed inspection of water intrusion through floors 5924 Mayflower court (Guerra) water leak is scheduled for Wed. 27th May - SRG – Balcony repair scheduled for mid-September	- New parking pass issuance has been in discussion - next steps is being planed - BoDs to check the sample lock installed & vote by email - check availability of Culbertson's earlier study estimate - GHA to possibly seal opening near the entry door - PM to keep us informed on the status
Land Escaping	
- Quote for planting flowers behind building 5915 is presented. It's proposed the planting be on hold until water source is identified to keep the growth sustainable during the summer 5930 Mayflower court (Sheryl Emerson) re-grading and possible land escaping is proposed water intrusion problem	- GHA to trim bushes near building 5913 - PM to send us cost estimate for re-grading
Motion(s) Approved	
- Pool House deep cleaning be done by Buswell/Bennett for around USD \$600 - To change all smoke detectors to lithium battery - Perform rain gutter cleaning twice a year by Maple Leaf Inc. for total of USD \$1154 - Motion was approved to select Connor commercial pest control - Motion was approved to contract cleaning of condensate line not exceeding USD\$ 6,000 - Credit Trudy Dennis 5905 Mayflower court for late fee incurred while codo payment was made on time - Credit Vanetta Harris part of the party room rental fee for inconvenience caused due to stove malfunction	
Management Repot	
- Proposal for Land Escape enhancement by J & M - GHA Spring Inspection report – cracked concrete sidewalk, loose railings, cracked window, damaged, curb line - Presented three pest control proposal for selection – Triple S, Connor, Superior Pest One. PA informed of existing request for bed bug treatment	

- Water intrusion in 5936 May flower court (Ken Curry)

Action Point Items

- Make virtual motion to approve the GHA Services Spring maintenance report- Bryan Grackin (USD\$12.668)
- schedule condensate line possibly by June or earlier
- Support document request for Secondary Parking pass - letter to resident 5938 Mayflower court (Suzanne Maloney)
- Follow up on shared income – MFQ II and MFQ III
- Stove malfunction at the Rec room - GHA maintenance to check electrical or fuse malfunction

Next meeting will be Thursday, June 18, 2015