

MAYFLOWER CONDOMINIUMS ANNUAL OWNERS' MEETING ANNOUNCEMENT AND AGENDA

Tuesday, January 21, 2020 5:00 PM
Bangs Community Center, Lower Meeting Room
70 Boltwood Walk Amherst MA

1. Call to order and sign in sheet
2. Review & approve 2019 Annual Owners Meeting Minutes
3. Financial review and approve proposed 2020 budget.
4. Old business;
 - i. Ongoing - basement cleared of all discarded furniture and personal property (at cost of association)
 - ii. Ongoing - Brush Hog/Mowing of field complete yearly, suggested by septic designer, as this is the leach field area.
 - iii. Ongoing – Septic pumping and inspection every 2 years to ensure compliance for unit transfer under MA Title V regulations. Pumping and inspection work completed during Dec 2018 - Jan 2019.
 - iv. Insurance claim, unit 5 (\$6,382) – the owner(s) of unit 5 suffered a slow leak from a plumbing supply pipe in the second floor system, that was leaking for an indeterminate amount of time and caused water damage to the unit. The repairs are complete and unit owner signed off that they are satisfied as such. The claim was paid to the association in 2018 and paid out to unit owner in 2019.
 - v. Siding Project – Completed spring 2019 total cost \$66,342 - Special assessment \$50,566 (Nov-Dec-Jan). Balance from reserves (\$15,776)
 - vi. Basement drainage system installed and new bulkheads (\$6420) in both buildings to address water seepage during snowmelt / heavy rain. Have owners seen water since?
5. New Business
 - a. Discuss front post lights vs. building mounted lights – underground cable is failing, needs to be excavated, replaced in conduit between each post (costly)
 - b. Speed Bumps and Parking Space Marking / Line Striping
 - c. Projects that the unit owners would like to see accomplished?
 - d. Trash and personal items outside of units (yards & basements) - canoe, table and chairs.
6. Establish meeting date for upcoming year; suggest **Tue Jan 19th 2021 5pm**
7. Adjourn