

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, January 27, 2025

Board Members Present: Carol Czechowski(CZ), AmySell(AS), Ann Marie White(AW), DanStevens(DS)
Board Members absent: Paul Loock(PL)
AMI: Kelly Terrell (KT), Community Mgr.

- I. **CALL TO ORDER:** Board President, Paul Loock called the meeting to order at 3:12p.m.
- II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
- III. **APPROVAL OF BOARD MINUTES** - quorum present
- Minutes were approved from the November 2024 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/CZ)
- IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
- Board action and/or discussion:
 - *Review of November & December operating statement.* The financial statement is in order and expenses are in line with projected costs.
 - *Work order report:*
 - Open work orders were reviewed.
 - *Utilities spreadsheets reviewed:* Water bills were reviewed. All the buildings look to be in order. The board will continue to monitor.
 - On-going projects:
 - *Maintenance Calendar* - Reviewed and in order.
 - *Contracts* - Reviewed and in order.
 - *Road Project:*
PL and Jason Graves from SME will be meeting with the Bloomfield Twp. Building Department on 1/28/25 to discuss objections.

NEW BUSINESS

- The Q-Electric replacement panels bid was discussed, and a letter will be going out to the community that they must replace their panels if they have the manufacturer noted in the pictures provided by the vendor. They must complete this replacement by 11/1/25 or the Association will have the panel replaced and it will be charged back to the unit.
- The DTE carpet repair was discussed, and AMI will proceed with getting another estimate. The vendor that provided the bid has not returned the new vendor packet to be added in the AMI system.
- The Consumers energy multifamily energy efficiency program and reserve was discussed and the board voted not to approve it at this time.
- DS will discuss the snow shoveling in the courtyard with Kevin.

- The Triumph bid for the carport design was approved unanimously in the amount of \$12,500.00.
- The board unanimously voted that SME will not be handling the carports, lighting and mailboxes for the road project.

V. **ADJOURNMENT:** There being no further business to discuss, PL moved to adjourn the meeting, AS seconded. The meeting was adjourned at 4:21 p.m.

Next meeting will be held on February 10, 2025. Minutes were respectfully submitted by Kelly Terrell on 1/29/25.