

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, May 12, 2025

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

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 2:17p.m.
 - II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
 - III. **APPROVAL OF BOARD MINUTES** - quorum present
 - Minutes were approved from the March 2025 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/AW)
 - IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
 - Board action and/or discussion:
 - *Review of March & April 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:* The board reviewed the water bills and there are four buildings that have increased. A work order will be sent to Kevin to perform high water inspections.
 - On-going projects:
 - *Maintenance Calendar* - Reviewed and in order.
 - *Contracts* - Reviewed and in order.
 - *Road Project:* The survey for the fence & landscape was completed. Waiting on the Bylaw Amendment vote to proceed with the next steps.
- NEW BUSINESS**
- Triumph Estimate #TE250411B1 was approved via email 4/17/25.
 - Wallside Windows Bid for the clubhouse windows was discussed. Motion by DS seconded by AS, carried.
 - Balcony Railing Repair bids are placed on hold for now.
 - Gutter replacement bids are placed on hold for now.
 - Clubhouse door lock system bid was reviewed and placed on hold for now. The board will talk to Kevin about recoding.
 - Unit #71 reported balcony issues. Dan will talk to Kevin about repairing.
 - Issues between buildings 2442 & 2434 will be addressed.
 - Clubhouse painting bids were reviewed and will need to be reviewed by the vendor to not include the brick below.
 - The clubhouse fence bid from Defence was reviewed. Motion by AS seconded by DS, carried.

- U & S Bid for additional wood replacement on the clubhouse was discussed and DS will discuss this further with them.
- S & S mulch bid was reviewed. Motion by DS seconded by AS, carried.

V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, DS seconded. The meeting was adjourned at 2:58 p.m.

Next meeting will be held on June 9, 2025. Minutes were respectfully submitted by Kelly Terrell on 5/15/25.