

Annual Meeting minutes – 9/17/24

Meeting was called to order at 7:03pm by board President Paul Loock

Lynn Burns from AMI announced quorum present at 7:04pm

Proof of meeting notice was approved - Ann Marie White/Trish Harris

Approval of Minutes from the 2023 Annual meeting were approved – Gerald Dombard/Ina Kirstein

Board President Paul Loock introduced the current board members and the community manager and coordinator from AMI.

Dan Stevens was up for reelection and Ann Marie White was nominated from the floor

Ina Kirstein made a motion to vote by acclamation and Eric Linder seconded

President's report attached

Paul Loock announced the vandalism to the cars and reminded everyone to make sure they keep their doors locked and to make a police report.

Olga Gagnon asked if cameras could be installed – Must submit a Mod Request for approval

Harriet Hunt reported that the common doors are not secure – Board will review this with a locksmith

Maureen Silvi stated that more communication needs to be given to the residents regarding the road project

Ina Kirstein stated that the community should have committees to help the board

Meeting was adjourned at 8:10pm – Motion by Maureen Silvi, seconded by Molly Freely

Mulberry Square Apartments Condominium Association

Annual Meeting – September 17, 2024

President's Report

Welcome to the annual meeting of the Mulberry Square Apartments Condominium Association. Your Board of Directors and AMI, our property managers, have been vigorously attending to the needs of our community. While we have many challenges, we appear to be in good order. I am looking forward to the coming year with our board.

We remain financially strong and pay all our bills when they are due. A copy of our annual report is available for your review. In a few moments I will take your questions. While we have the occasional co-owner who fails to make timely payments of their obligations to the association, our accounts receivable remain in good order and collection activities have been minimal. Our association continues to be challenged by the inflation of prices as we all are experiencing. Unfortunately, we needed to modestly increase our monthly maintenance fees to maintain our facilities.

I will get to the road project in a moment. However, in the coming year we will need to address the condition of several balconies that need repair. Similarly, we will need to start addressing our roofs. As to the balconies, we are undertaking an engineering review of their condition with recommendations for repairs. Some of these repairs are structural to our buildings. It has been several years since we replaced any roofs. While we do not have any immediate problems, the association will be undertaking an inspection of our roofs to determine the actual condition.

We need to be mindful of the security of our property. Recently, our shed was broken into, and we have had several cars vandalized. I caution you to lock your cars when they are unattended. Perhaps as part of the road project we can invest in a video surveillance system.

I also want to discuss trash. The trash containers we keep next to the carports are not to be used during the week. Do not use them until they are placed in front of your building on trash day. A trash dumpster is located near the clubhouse for use during the week. Also know that if you retain a contractor to work on your unit, you or your contractor is not to use the dumpster for disposal of construction waste. The dumpster is not for contractor use. I ask your reading of the trash policy and procedure is located on the association's website.

At our last annual meeting, I reported to you that our engineers had submitted revised plans to the Oakland County Water Resources Commission. The approval of the Water Resources Commission took some considerable time and effort. After some further required testing and soil borings, and some considerable back and forth, the Water Resources Commission has approved our project. We have also obtained the requisite approvals of the Oakland County Road Commission and the Oakland County Drain Commission. Last week our plans were submitted to the Bloomfield Township building department for approval by the Design Review Board. This review is pending. We expect to receive some feedback shortly, but nothing yet has been forthcoming.

I fully expect that we will need to go to a public hearing before the Township's approval is granted and a proper permit is issued. I believe that its approval will be forthcoming as the Township's principal concern was approval of the Water Resources Commission. However, the Township still needs to do its due diligence.

As our application is pending, we will start to solicit bids for the project from contractors. As I reported to you last year, we expect this to be a difficult task as contractors are extremely busy with all the road construction about. We will also need to secure proper financing of our project. Again, this financing is contingent on a contractor's proposal.

When we have everything together, I expect to call a special meeting of our association to approve the final project and its financing.

We continue to meet the challenges presented by our road project. Again, I am hesitant to submit to any timeline for completion. Every time I have suggested a completion time, some contingency arises that puts any sort of completion date.

With the progress over the past year, perhaps I can borrow a bit from Winston Churchill. This is not the end, or the beginning of the end. Perhaps it is the end of the beginning. While we cannot see a light at the end of the tunnel, we can alas see the tunnel.

Given all that, we will work diligently to attempt to see construction begin next year. We need to take this one step at a time. In the meantime, we will attempt to keep our roadways and carports serviceable.

I will continue to keep co-owners advised of developments as they occur. Again, I trust my communications have been helpful as the challenges we face are complex, and not always easily discernable.

Respectfully submitted,

Paul W. Loock
President
Mulberry Square Apartments Condominium Association