

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, August 11, 2025

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

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 2:24p.m.
 - II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
 - III. **APPROVAL OF BOARD MINUTES** - quorum present
 - Minutes were approved from the July 2025 meeting. AS asked for a vote to approve and was accepted without corrections. (CZ/DS)
 - IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
 - Board action and/or discussion:
 - *Review of July 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 building 5 is still high. Kevin did a high-water inspection and we will request the report from him.
 - On-going projects:
 - *Maintenance Calendar* - Reviewed and in order.
 - *Contracts* - Reviewed and in order.
 - Road Project: Waiting on the Bylaw Amendment vote to proceed with the next steps. Currently still waiting on the mortgage companies.*
- NEW BUSINESS**
- New lighting for the clubhouse was discussed. Motion by AS, seconded by AW, carried.
 - The balcony railing bids were reviewed, and the board would like the three vendors to attend the next board meeting to answer any questions.
 - Jason from Michigan Insurance Group attended the meeting to answer the questions that the board had about the renewal. Motion by AS, seconded by DS, carried.
 - Pristine Pool & Wallsdie Window Invoices were reviewed. Motion by Ds, seconded by AS, carried.
 - The Midwest Paving hot patching bid was reviewed. Motion by DS, seconded by AW, carried.
 - The G & S three-year window washing bid was reviewed. Motion by DS, seconded by AM, carried.

- Window treatments for the windows in the clubhouse were discussed. Amount should not exceed \$300.00. Motion by AS, seconded by CZ, carried.

V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, DS seconded. The meeting was adjourned at 3:15 p.m.

Next meeting will be held on September 8, 2025. *Minutes were respectfully submitted by Kelly Terrell on 8/14/25.*