

**MULBERRY SQUARE CONDOMINIUM ASSOCIATION**  
**General Meeting Minutes**  
**Monday, October 13, 2025**

Board Members Present: Amy Sell(AS), Ann Marie White(AW), Dan Stevens(DS), Ina Kirstein(IK), Maureen Silvi(MS)

Board Members absent:

AMI: Kelly Terrell (KT), Community Mgr.

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 1:07p.m.
- II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
- III. **APPROVAL OF BOARD MINUTES** - quorum present
  - Minutes were approved from the August 2025 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/IK)
- IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
  - Board action and/or discussion:
    - *Review of August & September 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 a few buildings are still high. They will continue to monitor.
  - 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. We are currently waiting on the mortgage companies.*
- NEW BUSINESS**
  - New Board positions: AS – President, DS – Vice President, AW – Secretary, Ina Kirstein – Treasurer & MS – Member at Large
  - Bill from 1<sup>st</sup> Choice & Nico from San Marino attended the meeting to discuss the balcony bids.
  - Q-Electric emergency lighting bid was reviewed, and Kevin will be installing this lighting.
  - Greentrees' proposal was reviewed, and DS will contact them.
  - Pristine Pools invoice #69198 & Pro Cement Invoice #13627 were reviewed. Motion by DS, seconded by AS, carried.
  - Unit #40 concern regarding weeds was reviewed and this will be addressed when the carport is taken down.
- V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting,

DS seconded. The meeting was adjourned at 1:33 p.m.

**Next meeting will be held on November 10, 2025.** *Minutes were respectfully submitted by Kelly Terrell on 10/30/25.*