

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, November 10, 2025

Board Members Present: Amy Sell(AS), Dan Stevens(DS), Ina Kirstein(IK)

Board Members absent: Ann Maie Whit(AW) & Maureen Silvi(MS)

AMI: Kelly Terrell (KT), Community Mgr.

I. **CALL TO ORDER:** Amy Sell called the meeting to order at 2:26p.m.

II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.

III. **APPROVAL OF BOARD MINUTES** - quorum present

- Minutes were approved from the October 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 October 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 it looks to be in order. 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 for them to be recorded.

NEW BUSINESS

- 1st Choice Fall gutter cleaning bid was approved via email on 10/13/25.
- 1st Choice Balcony Bid was approved via email on 10/31/25.
- My Quality carport demo bid 's XN509534 & XN514386 were approved via email on 10/31/25.
- Q-Electric Bid for unit \$36 was approved. Motion by AS, seconded by DS, carried.
- Midwest catch basin repair invoice was approved. Motion by AS, seconded by Ds, carried.
- Kelly will contact Priority Waste to find out how much a larger dumpster would cost.

V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, DS seconded. The meeting was adjourned at 3:10 p.m.

Next meeting will be held on January 12, 2025. Minutes were respectfully submitted by Kelly Terrell on 11/14/25.