

**MULBERRY SQUARE CONDOMINIUM ASSOCIATION**  
**General Meeting Minutes**  
**Monday, February 9, 2026**

Board Members Present: Amy Sell(AS), Ina Kirstein(IK)  
Ann Maie Whit(AW) & Maureen Silvi(MS)  
Board Members absent: Dan Stevens(DS)  
AMI: Kelly Terrell (KT), Community Mgr.

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 1:24p.m.
- II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
- III. **APPROVAL OF BOARD MINUTES** - quorum present
- Minutes were approved from the January 2026 meeting. AS asked for a vote to approve and was accepted without corrections. (IK/MS)
- IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
- Board action and/or discussion:
    - *Review of January 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: Now that the Governing Documents have been recorded, we are working on obtaining the loan for the project.*
- NEW BUSINESS**
- 2361 Mulberry Square – Front Door & Step – Threshold will be addressed with the concrete for the road project.
  - Lower Balcony bids were reviewed and tabled until March.
  - S & S Landscaping 2026 lawn bid was reviewed and tabled until March.
  - U & S 2026 roof bid for buildings 6-10 was reviewed & approved. Motion by MS and seconded by AW, carried.
  - S & S snow installment for February was approved. Motion by MS and 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 2:20 p.m.

**Next meeting will be held on March 9, 2026. Minutes were respectfully submitted by Kelly Terrell on 2/10/26.**