

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

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

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 1:15p.m.
- II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
- III. **APPROVAL OF BOARD MINUTES** - quorum present
- Minutes were approved from the February 2026 meeting. AS asked for a vote to approve and was accepted without corrections. (IK/DS)
- 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. Bids are being entertained for the water retention, asphalt and concrete under the carports.*
- NEW BUSINESS**
- U & S Companies carport Demos 2471, 2463 & 2449 bid approved via email on 2/19/26.
  - Midwest Paving cold patching bid approved via email on 2/25/26.
  - 1<sup>st</sup> Choice wood balcony repair bid approved via email on 3/2/26.
  - S & S Landscaping 2026 lawn bid was reviewed and tabled until March. Board waiting on an additional bid.
  - LaForce Invoice #1302751 approved. (DS, AS)
  - Patio Regulations – MS will work on this with one other owner and present it to the board.
  - Clubhouse carpet cleaning will be done with the buildings in the first week of May.
  - KT will contact Belle Isle to provide a quote for a new awning, possibly Yellow.
- V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting,

MS seconded. The meeting was adjourned at 2:17 p.m.

**Next meeting will be held on April 13, 2026. Minutes were respectfully submitted by Kelly Terrell on 3/10/26.**