

**Atwater Commons Condominium Association
Board of Directors Meeting
General Session Minutes
Thursday, August 13, 2026 @ 10:00 AM**

Board Members Present:

Joe Iacobelli (JI) – Treasurer
Ken Galvin (KG) – Director
David Scott (DS) - Director

Deanna Moore (DM) – AMI Community Manager

The General Session Meeting was called to order by (JI) at 10:00 AM

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Old Business:

- JI informed the Board that Joe Holder with Elysian was sent a text regarding the need to trim the bushes in the pond area and requested an update on the mulching project. The trimming work is scheduled to be completed late August, early September, the mulch work is still unfinished. The Board requested permission to use the extra mulch for other projects (front sign, gazebo, Park Green tree line).
- DM also spoke with Joe Holder with Elysian regarding the removal of a damaged tree limb near the pond. The work is scheduled to be completed today (Thursday, August 13).
- DM reviewed the January 2026 Financial Statement. Motion to approve, passed with no objection.
- DM presented the Arbor Tree Fertilization bid. DS requested bid to include Fall tree trimming, all agreed.
- DM confirmed that the Annual Meeting will be held at the Lake Orion Library on Wednesday, September 30.
- KG requested a Work Order to check irrigation zone in front of 278 Park Green.
- DM & JI to work on 32026 Budget, before presenting it to the Board.
- There was general discussion about HOA Board candidate Clark Bailey.

New Business:

Meeting with Board Candidate – Clark Bailey:

- Clark Bailey introduced himself to the Board and provided an overview of his professional and personal background. Clark noted that he has previously served on the Board and expressed an interest in serving again. A general discussion followed regarding Board duties and responsibilities. Questions were raised concerning the respective roles and responsibilities of the Board and AMI, the Board's interaction with the AMI Community Manager, and the process for communicating with co-owners.

Motion: Motion made to appoint Clark Bailey to the HOA Board. Motion passed.

Assignment of Board of Director Positions:

Motion: Motion made to appoint David Tank to the President position, Ken Galvin to Treasurer & Secretary position(s), and Clark Bailey to Vice President position. Motion passed.

General meeting adjourned by (JI) at 11:23 AM.

The next HOA Board Meeting is scheduled for **TBD**.

General session minutes respectfully submitted by Joe Iacobelli on 8/14/2026.