

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, June 8, 2026

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

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 1:10p.m.
- II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented. (DS/AW)
- III. **APPROVAL OF BOARD MINUTES** - quorum present
 - Minutes were approved from the April 2026 meeting. KT asked for a vote to approve and was accepted without corrections. (AS/DS)
- IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
 - Board action and/or discussion:
 - *Review of April & May 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, building 2401 is higher than normal. A work order will be submitted to Kevin to perform a high-water inspection on each unit in the building and the outdoor spigots.
 - 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. AS to meet with the township board on 6/14/26.

NEW BUSINESS

- 1st Choice gutter cleaning bid was approved via email on 4/22/26.
- Midwest Paving additional hot patching bid was approved via email on 4/30/26.
- 2026/2027 Budget and additional assessment was approved via email on 5/27/26.
- 237 #5 tree request was reviewed, and Dan will talk to Kevin.
- 2409 #63 tree request was reviewed, and Dan will talk to Kevin.
- Unit #60 tree trimming request was reviewed and Dan will address the weeds with the landscape vendor and the board stated that the shrub will not be cut down any more this year but are discussing other options for next year's shrub trimming.
- Unit #2 address plaque request was reviewed, and the board denied the request

due to uniformity.

- Unit #27 carport lighting request was reviewed Maureen will talk to Kevin regarding this.
- Unit #42 bid from Tom's Basement was reviewed and approved. (AS, DS)
- Unit #65 issues were reviewed
- Unit #25 questions were reviewed
- U & S roof deposit of 35% was approved. (DS, MS)
- Garbage Cans/Recycling was discussed.
- Email from S & S was reviewed. No further action is needed.
- Balcony Update – 1st Choice working on 16 upper balconies.
- Dumpster will be rented for the week of 6/22/26 for the cleaning out of the clubhouse & Kevin's maintenance shed. Another dumpster will be rented on 6/29/26 for two weeks for community use.
- Clubhouse replacement table that was damaged from a clubhouse rental was discussed.
- Parking spots at swim & tennis club/church – Ina will count spaces and let the board know.
- Mailboxes were discussed.

- V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, MS seconded. The meeting was adjourned at 2:41 p.m.

Next meeting will be held on July 13, 2026. Minutes were respectfully submitted by Kelly Terrell on 6/15/26.