Mulberry Square

Annual Meeting Minutes 2025

September 8, 2025

Call to order:

- Amy Sell called the meeting to order at 7:05pm
- Proof of quorum
    - Yes – Lynn Burns
- Proof of notice
    - Betsy Loock/Katerine Kales

Adoption of agenda

- Carol Czechowski/Eric Linder

Approval of the 2024 Annual meeting minutes

- Motion to approve by waiver
    - Maureen Silvi/Sara Elemesin, carried

Introduction of directors and management representatives

Voting requirements/Election

- Amy Sell and Ina Kirstein on the ballot
- Call for nominations from the floor
    - Maureen Silvi
    - Amy Sell, Ina Kirstein & Maureen Silvi – vote by acclamation
        - Katherine Kales/Karl Pierre, carried

Summary of activities – presidents report

- Amy Sell read her report
    - 2025 Mulberry Square Progress

Co-owner questions

- Trish Harris would like to see more detailed financial reports.
- The owners would like to know Kevin's when Kevin's hours/days change
- Discussion of where the grills should be placed on the upper-level balconies was reviewed.

Adjournment

- 8:06pm
    - Amy Sell/Katherine Kales, carried

2025 Mulberry Square Progress

Completed Items:

1. Roofs on building (1-5 & Clubhouse)
2. Bylaws Passed
3. Painted Exterior of clubhouse
4. New windows in Clubhouse
5. New gate Around Pool & Locks
6. Landscaping/ weeding beds
7. New trees at clubhouse (one side)
8. All Staircase Banisters brought up to code
9. Stained all interior stair banisters same color
10. Hot Patched Road
11. Architectural design for carports

2026 To-Do

1. Secure Loan
2. Complete Roofs (building 6-10)
3. Get quotes on Paving, Concrete, Water Retention & Carports
4. Begin construction on balconies (12)
5. Begin Road project
    a. Water Retention
    b. Demo Carports
    c. Mailboxes/Pave
    d. New Carports (build)
6. Power wash building exteriors
7. Reserve Study