MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, September 28, 2026

Board Members Present:	Amy Sell(AS), Dan Stevens(DS) Ann Maie White(AW),Maureen Silvi(MS),Ina Kirstein(IK)
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. (AS/IK)

III. **APPROVAL OF BOARD MINUTES** - quorum present

- Minutes were approved from the August 2026 meeting. KT asked for a vote to approve and was accepted without corrections. (DS/IK)

IV. **OLD BUSINESS/FOLLOW UP**: Board action and/or discussion.

- Board action and/or discussion:
  - *Review of August 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 everything looks okay at this time, and they will continue to monitor.
- On-going projects:
  - *Maintenance Calendar* - Reviewed and in order.
  - *Contracts* - Reviewed and in order.

    1. *Road Project:* The engineering company had to be rehired to assist with Blomfield Township engineering review submittal and permitting.

NEW BUSINESS

- SME proposal P03646.26 for the professional engineering services for the roadway project was approved via mail on 9/16/26.
- Unit #79 email regarding loan questions was reviewed and the questions will be answered at the roadway meeting.
- Unit #78 email regarding a tree request was reviewed and IK will talk to the owner.
- Lease tracking process was reviewed.
- Tom's Basement bid for 2353 was reviewed and approved. AS/IK, carried.

V. **ADJOURNMENT**: There being no further business to discuss, AS moved to adjourn the meeting, MS seconded. The meeting was adjourned at 1:35 p.m.

Next meeting will be held on October 26, 2026. *Minutes were respectfully submitted by Kelly Terrell on 10//6/26.*