

Main Street Square Condominium Association

Board of Directors Meeting

April 24, 2020 5:07 PM

Minutes

- I. Attending: Adam Rusinowski, Barbara Ingalls, Yana Staples, Harry O'Neill, and Alexandra (Ali) Iaquinto
- II. **Executive Session**
 - **Fire Unit - For legal reasons we are unable to disclose this at this time**
- III. Property Clean Up
 - Talk to current employee about the poor condition of community.
 - Discuss improvements that can be made and try to rectify within one month of discussion.
 - Will give one month (two collections) to improve or BOD will find new person to collect garbage around property twice a month.
- IV. Chimney and Dryer Vent Quotes
 - As of 2/17, Property Manager Jason Hutchinson was compiling quotes on both projects.
 - Follow up with Jason on 4/26 and have him send quotes to the BOD. Vote to follow.
- V. Reserve Study
 - Pass on the Reserve Study information to new management company, JBC Property Management.
 - Will be a priority in the coming months – Harry and Ali to take the lead.
- VI. Newsletter
 - Barbara compiled a newsletter to go out to all co-owners and tenants.
 - Contains information on the new management company, past projects, announcement about committees (see Bullet VI), and any other information the BOD deems necessary.
 - Aiming for a May 1 release, in both email and paper form.
 - Needs funds through Casa Bella to print.
- VII. Committees
 - Idea is to receive input directly from co-owners on key aspects of community life and report directly to the Board.
 - Three committees include:
 - Forward-Thinking
 - Beautification
 - Communication
 - Decision to send an email about the committees both ahead of and within the newsletter. Due to the time of year, the Beautification Committee needs to be engaged as soon as possible.
- VIII. Bird's Nest
 - Complaint from co-owner about a bird's nest located on a box on the side of one of the buildings.

- Ali called Michigan DNR about how to proceed. DNR stated they could not remove the nest until the birds had left for the season. Once they leave the nest can be removed and some sort of covering to deter the birds can be installed.
- IX. Rodent Problem
- Co-owner reported mice in their garage.
 - Association has a standing Exterminator who has installed multiple rat traps.
 - Barbara will contact co-owner to see about any recent rodent sightings.
- X. Open Items (Modification/Repairs)
- A board member will contact Jason Hutchinson about any open items within the community and seek progress updates.
- XI. Balconies
- With the management company transition, Board decided to hold off on pressing Jason about future balcony repairs.
 - The Board had decided on repairing 4 or 5 balconies a year.
 - Board will inform JBC of this plan and ask to compile ranking of balconies most in need of repair.
- XII. Annual Meeting
- Board needs to set a date with JBC for the annual meeting. Discussion at initial meeting with JBC is to set a date for September.
 - Date will be tentative due to COVID-19 situation.
- XIII. Social Gathering
- Discussion of having a gathering with co-owners and residents to promote community friendship.
 - This idea is shelved until it is safe to have large gatherings in public.
- XIV. Lawyer
- Preliminary discussion about finding a new lawyer to represent the association.
- XV. Meeting adjourned at 6:20 PM.