

LIBERTY SQUARE CONDOMINIUM ASSOCIATION
Board of Directors Regular Board Meeting
June 27, 2024
At the Brownstown Twp. Administration Building

Called to order: 2:00 pm

Present: Diane Bucon, Teresa Powell, Jerry Hendricks, & **Property Manager from Leadership:** Melissa Cantey

Absent: Kim Jarvis, Kenny Ruegger

Representing Leadership Management: Melissa Cantey

March 28, 2024 meeting minutes were approved

Topics & Discussion:

State of disarray of information Leadership received from JPC. VERY messy boxes in no order. And no flash drive rcvd. Still sorting. Melissa will keep a log of things reported that need to be addressed. No parking stickers found; we pd \$262.

HomeSpec to fix rod-hole leaks in 2 units but the company is not being timely. One co-owner received a call that they won't be out – the call was made an hour AFTER scheduled appointment. Melissa to investigate.

Rules & Regulations can be voted by the BOD. Diane will type some of that we've already put in place. These need to be signed by all Board Members and mailed to all co-owners. They will be official add-ons to by-laws. Goal is to get them done by July 31.

Also at time of mailing rules/regulations clarity, there will be a list of 'tid-bits'; a 'bullet list' of rules & regulations. We've been discussing doing this for about a YEAR. Came up with a few more to include. BOD needs to come up with a good list; everyone's input needed.

Do we have gutters cleaned on a regular basis? And Pond Maintenance – old invoice/no detail; Melissa has call to them.

Sump pumps – inspected annually or every-other year? Did not have to ask Bill W for phone number. I found it and gave it to Melissa (7/2/24) Discussed that co-owners shouldn't call this person; issues should go through Leadership.

Contractor "All Renovations" will be sent to 21939 Concord to investigate broken attic truss.

Leadership will always mail notices. Do we want emails to go out, too? Not sure if answered.

Dog continually not being leashed but not reported. It was mentioned that part of the Board's duties are to enforce the by-laws/rules-regulations. ALL rules need to be upheld, and when they are not – fines need to be issued.

Looking into: window air conditioners, scooters (types & electric vs gas), trees with low branches & weed trees, unruly kids at Quail, and a good way to get word from new co-owners that they have received the Master Deed and By-Laws.

Positive feedback from co-owners about having switched from JPC to Leadership! Various emails and phone calls... to Board Members and Leadership alike – heard a lot about not being happy with JPC, also form contractors.

Adjourned: 4:15

Respectfully submitted by: Diane Bucon/BOD Secretary