

**LIBERTY SQUARE CONDOMINIUM ASSOCIATION**  
**Board of Directors Regular Board Meeting**  
**November 13, 2024**  
**Minutes**  
**At Diane B.'s condo**

**Called to order:** 2:30 pm (after 2<sup>nd</sup> ½ of walk-through)

**Present:** Diane B, Kim J, Teresa P, Mia F (had to leave early), & Property Manager from Leadership: Melissa Cantey

**Absent:** Kenny R

10/24/24 Minutes had been approved online and went on the website last month.

**Key Topics:**

Budget – Changes were made that were discussed via zoom meeting on Nov 7. Categories and amounts were explained better based on Leadership coming in mid-year. A new proposed budget was brought to this meeting with columns for various income levels. Discussed that dues have not increased in over FIVE years, when the price of things have kept going up. Came to conclusion that no choice but to increase and vote passed to accept the updated budget with a \$20 dues increase.

Roads/Insurance – Found out that insurance changed their tune of wanting a *plan of action* by November 28, 2024. They want roads *fixed* by November 28, 2024. Made decision to patch roads to comply with insurance so we will not be dropped. Waiting for bids. Time is of the essence. Mose likely next spring we will be forced to repave. Time will tell.

**Old Business:**

Rules & Regulations were reviewed again. Some needed more clarification. Diane will get signatures and email to Melissa so they can be mailed with the budget before Thanksgiving.

**New Business:**

Gutter cleaning is not needed at this point. But we need to watch to see that rain is coming steadily through downspouts. And also look for weed trees that may grow in some areas (where pines are close to gutters)

**Next Meeting:** March 6, 2025 Diane's basement 5:30

**Adjourned:** 5:30 pm

**Respectfully submitted by:** Diane B/BOD Secretary and Mia F/Recording Secretary