

Bloomfield Concord Condominium Association

46th ANNUAL MEETING OF MEMBERS

Wednesday, May 1, 2024

At the Bloomfield Township Offices (Auditorium)

4200 Telegraph Road

- I. Call to Order at 6:04pm
- II. Statement of Quorum - we have made our quorum requirement of 30%, all business is legal and standing
- III. Secretary Report
 - A. Motion to accept from Pat
 - B. Second from Audrey
- IV. President's Report
 - A. We have received calls regarding the state of the basement floors in the apartment-style units. The complaints are in regard to peeling and staining. Unfortunately the floors were not prepared correctly when the epoxy floor was applied. Estimates at this point have come to \$20-30,000. A special assessment would run between \$250-300 per apartment-style co-owner to redo the basement floors. The plan right now is to build our reserves back up and then address both the basement floors and the lobbies.
 - B. Garbage pick-up, all garbage needs to be out to the street by 7am the day of, or after 5pm the day before (after the grass has been mowed).
 - C. Windows have been washed, and spring clean-up occurred (taking care of sticks and such). A painting project for the apartment-style buildings is scheduled (doors and heating units, sidelights)
- V. Treasurer's Report
 - A. We are working hard to restore the reserve balances back to where they were before the road project
 - B. We ended the year with just over \$49,000 in cash after ending 2022 with just over \$22,000 in cash
 - C. In 2022 we \$23,843 over budget and at the end of 2023 we ended at just over \$9,000 left in the budget.
- VI. Election of Directors - One Director to be elected
 - A. David Brotman is up for election and he is the only nominee
 - B. The floor was opened to nominations, there were no nominations
 - C. Motion to accept the panel by acclamation, Audrey
 - D. Second, Pat
- VII. Election Results
 - A. David was elected by acclamation, and will serve another 2 years.
- VIII. Open Discussion
 - A. We will look at exterior painting for window trim and other chipping that may be occurring.

- B. We addressed a water issue going into the basement of building 360
 - C. We are also proactively addressing water/sewer back-up with Levine & Sons
 - D. Concerns were raised regarding the lawn service racing through the property and not doing as good of a job as they could be.
 - E. A concern was raised regarding townhouse co-owners keeping their garbage cans on their porches, we will send a note to those observed doing so.
 - F. Is it possible for the inspection of the mortar around the bricks, at least once a year, to help prevent rodents getting into the buildings.
 - G. Question was raised as to when mulch would be applied, we are looking at the budget and will do our best to get it applied again this year.
- IX. Adjournment - meeting was adjourned at 6:55pm