

BAMBOO COTTAGES OF CLEMSON CONDOMINIUM OWNERS ASSOCIATION, INC.

**February 3, 2025
Annual Meeting**

Minutes

In attendance:

Wallace Martell, APM Property Manager

Christine Williams, APM

Mike Newton, Owner of F, G, H, I, J

Rick Bagby, Owner of A

Meeting was called to order by Wallace Martell. Roll call was taken and a quorum was met.

Proof of Meeting notice was accepted and approved without reading.

2024 Annual Meeting Minutes were accepted and approved without reading.

No nominations for other Board members were received. Rick Bagby will continue as President for a one year term. Mike Newton will continue as Director for a one year term.

Proposed budget was presented line by line. There will be no regime fee increase for 2025. Discussion was held on the importance of building reserves and having funds for maintenance and repairs.

Dumpster charges are to the City of Clemson. Bamboo Court shares the expense with Bamboo Cottages. We have increased the pick up to twice a week.

Landscape contract is with Dickard's Lawn Care.

The street light charge is paid to Duke Energy and is also shared with Bamboo Court.

Parking was an issue during football season. Owners are able to call Death Valley Towing to request tows of unauthorized vehicles parked in marked spaces.

Grounds keeping began in August, 2023. Cost is \$120 per month for three visits each week.

State Farm insures the buildings at \$369,000, which is the cost to rebuild.

The cost to mulch was \$1,800. This is a worthwhile investment bi-annually.

One unit was sold in 2024 for a sales price of \$287,500.

There was no old or new business discussed.

Meeting adjourned at 2:25.