
BARDEN WOODS CONDOMINIUM (PHASE 1)

DATE: April 23, 2025
TO: Board of Directors
CC: Jill Cubba, Sue Kracht and Kim Lobdell (MCM)
FROM: Barb Fioravante (Secretary)
SUBJECT: Board Meeting Minutes – April 2025

CALL TO ORDER: 4:04 PM

ATTENDANCE:

Board Members:	Mollie Proctor	MCM Management:	Jill A. Cubba
	Barb Fioravante		
	Karen DeFiore		

APPROVAL OF MINUTES:

MARCH MEETING MINUTES

- Motion to approve Minutes of March Meeting on 3/12/25 as drafted by Barb Fioravante (Secretary)
- Motion By: Mollie Proctor
- Second By: Karen DeFiore
- Vote: Motion passed by unanimous consent with none opposed
- Result: Minutes of March Board Meeting approved for entry into the Association records

FINANCIAL REPORT:

ASSOCIATION BALANCES	<u>AS OF 3/31/25</u>	RESERVE REQUIREMENT	<u>AS OF 3/31/25</u>
General Operating Account	\$ 58,477.80	Annual Association Income	\$130,772.00
Capital Reserve Account	\$ 15,434.53	Capital Reserve Fund	15,434.53
Roof Reserve Account	\$ 3,059.01	10% Minimum Reserve	<u>13,177.20</u>
Shared Reserve	\$ 1,699.34	Available Funds	\$ 2,257.33
Limited Common – Bldg. D	\$ 467.18		
Limited Common – Bldg. F	<u>\$ 648.85</u>		
Total Association Funds	\$ 79,786.71		

FINANCIAL STATEMENTS

- MCM submitted preliminary March Financial Statements including Balance Sheet, Statement of Revenues and Expenses and Cash Disbursement Report as of 3/31/25
- In addition, MCM also included a Cash Disbursement Report for April as of 3/12/25

INSURANCE EXPENSE

- Kim Lobdell to investigate adding a separate GL under General Liability Insurance for BW2

LIMITED COMMON (BUILDING F)

- As of 3/31/25, Limited Common Expenses for Building F exceeded Income by \$42.15
- Board Members discussed shutting off heat and monitoring gas expense for Building F

CARPET CLEANING (BUILDING D)

- All Co-owners in Building D paid \$52.50 as reimbursement for Carpet Cleaning Expense

ADDITIONAL ASSESSMENT

- On 2/28/25, Association declared an Additional Assessment for \$60,000.00, which is payable in six (6) installments from April 1, 2025 to September 1, 2025
- As of 4/23/25, Association collected \$22,683.00 and deposited monies into separate Assessment Account

OLD BUSINESS:

SPRINKLER SYSTEM

- Sweetwater Sprinklers recommended replacement of timer and batteries for an estimated cost of \$239.66
- Mollie Proctor will contact Sweetwater Sprinklers to seek clarification on location and cost

ASSESSMENT PROJECTS

- Board is actively seeking multiple competitive bids for asphalt and tree services

MAINTENANCE ISSUES

STRUCTURAL / FOUNDATION

- Board identified the following structural or foundation issues:
 - Garage #8 – Deterioration (Building F)
 - Garage #3 – Falling Down (Building C)
 - Garage #5 – Foundation (Building D)
- Board requested bids from the following:
 - Brick Head Masonry
 - The Brick Guys
 - Modern Brick
 - Precision Foundation Systems

NEW BUSINESS:

MULCH INSTALLATION

- Board will request price for mulch from:
 - Myers Landscape
 - J. Hart

SPRING CLEAN-UP

- Myers Landscape to start spring clean-up on 4/24/25

MAINTENANCE CONTACT

- Myers Landscape (Karen DeFiore)
- Contender's (Barb Fioravante)
- Sweetwater Sprinklers (Barb Fioravante)
- J. Hart (Mollie Proctor)
- Asphalt (Mollie Proctor)
- All Pro Home Improvement (Mollie Proctor)

MAY NEWSLETTER

- Barb Fioravante will prepare draft newsletter for distribution in May
- Reminder that Co-owners are not to approach Association contractors onsite and to direct all comments to the Board and Management by email
- Save the date for the Annual Meeting

ADJOURNMENT: 5:42 PM

MEETING SCHEDULE

MAY MEETING:

Date: Wednesday, May 21
Time: 4:00 PM
Location: Zoom Meeting
Hosted By: Jill A. Cubba (MCM)
Meeting ID: 382 500 8753

ANNUAL MEETING:

Date: Tuesday, June 3, 2025
Board / MCM: 5:00 PM
Registration: 5:30 PM
Start Time: 6:00 PM
Location: City of Bloomfield Hills

JUNE MEETING:

Date: Wednesday, June 11
Time: 4:00 PM
Location: Zoom Meeting
Hosted By: Jill A. Cubba (MCM)
Meeting ID: 382 500 8753