

Moravian Meadows Association
Board Meeting
June 11, 2024
12:00 p.m.

ATTENDEES

Members In attendance: Ed Mroz, Gerard Kulka, Dolores Hayes, Jim Dishman, Rick Doyle, and Patricia Minch.

CALL TO ORDER

Ed made a motion to open meeting at 12:00 p.m., motion was 2nd by Dolores and carried with all in favor.

Dolores: Distribution of April and May financial reports. Profit and Loss for January – April will be posted on the bulletin board by the gatehouse. Pleased to report Association received approximately \$3,000 from interest this past month from the accounts that were moved to Flagstar. This is a substantial increase from what interest was earned from Comerica. Discussion regarding irrigation. The expense budgeted for irrigation has been met for this year. Discussion regarding the budget for painting of the buildings. Each building is averaging a cost of \$8,000 per unit. There are 18 buildings left to be completed. Gerard stated with the added increase of interest and funds in the budget, we should be able to complete all 18 buildings this year. Each year the cost will increase. We will review the expenses for painting next month and see where we are at with the budget in regards to painting the remaining 18 buildings.

Current provider for the phone line at the gatehouse has raised the rates to a very high monthly fee. Land lines are being phased out and raising rates is one way to deter customers from keeping them. Dolores will research switching our landline to cell phone. This cell phone will be kept at the gatehouse. The goal is to keep the same phone number to avoid having to notify co-owners, update website, etc. of a change in phone number.

Jim: Discussion regarding Association email and issues Ed was having retrieving emails.

Pat: Discussion regarding new locations for Annual meeting next year. The Fern Hill Golf Club has increased the fee to use a meeting room. We were paying \$360 and the increase would be approximately \$2,300. One option could be the Main Clinton Township Library which is currently under construction but should be completed by next May. The Main Library on Romeo Plank Road has a room large enough for our group and would be a convenient location. We will research a few different locations that could meet our needs.

Corporate Transparency Act (CTA) is administered by Financial Crimes Enforcement Network (FinCEN). The purpose of the Act is to increase disclosure of corporate entity ownership to help combat illicit activities like money laundering, terrorist financing, and tax evasion through shell companies. The CTA requires that all Reporting Agencies, including Condominium Associations, report specific information with FinCEN, prior to January 1, 2025. This report is called Beneficial Ownership Interests (BOI). The BOI requires the following information:

- reporting company (Moravian Meadows Association)
- personal information of ALL board members.

When there is a change on the board, this information must be submitted within 30 days of the change. Our legal team at MAGWV is available to file this information for a fee of \$375 and \$150 for any updates. Pat said she can file the online BOI report to save the Association \$375. She will collect the required information from the board members and file the report.

Discussion regarding the importance of cleaning dryer vents and fire safety. There has been a recent fire in our community that was associated with the dryer vent. Zeppelin Cleaning Services submitted a quote for cleaning the dryer vents from the outside of the units. All the units could be conveniently cleaned without the co-owner needing to be home. This process would clean up to 35' of the vent. The quote is for \$29 per unit. This is a savings of nearly \$100. Because of this safety issue, we would like to see all units have their dryer vent cleaned annually.

Dolores will check with Tim at Insurance company to see if having all the dryer vents in the complex cleaned would generate a discount on the Association insurance. She will also ask Tim what the requirements are regarding EV hookups.

Rick: Discussion regarding cement that has been cracking within a short period after being installed. It was discussed with the company to adjust the depth of the base from 2" to 4" to help alleviate the cracking of the cement. The company agreed to fix the areas that cracked inside of the year at their expense.

Gerard: Ed, Jim, and Gerard will be meeting this week with Mike from M&M to discuss work orders and who will be in charge when Mike is off site. Discussion of remedies for brick issues around bay windows. There was also discussion on caulking that is needed around a few units.

Pet list is updated. Michelle sent the updated list to Pat to put on master spreadsheet. Michelle distributed tags to two units for registered pets.

Discussion on retention of documents. Sarah from MAGWV sent Pat a list of retention requirements for documents. We will continue to follow the schedule sent from Sarah.

ADJOURNMENT

Ed made a motion to adjourn the meeting at 3:05 p.m. Gerard 2nd the motion and carried with full support.

Next meeting scheduled for Tuesday, July 16, 12:00 p.m.