

The packet was complete on Monday May 12th.

NOTE: May's meeting will start with a Consent Agenda Motion. Please review the packet which includes the committee reports. The motion will be made, an opportunity to ask questions about the reports will be provided. Then a vote.

MOTION: A motion to approve the following Consent Agenda, items having been provided in the meeting packet ahead of the meeting, and an opportunity for discussion before voting.

CONSENT AGENDA ITEMS:

Previous Meeting Minutes: [April 15, 2025](#)

Financial Report - No Report

COMMITTEE REPORTS

Landscaping

- McCord entrance work is continuing
- Lighting has been updated
- Stonework on sign has been repaired
- Plants are planned for the week of 5/19
- The irrigation system will be started about Memorial Day, this is weather dependent.
- Several large unsafe trees have been removed
- Spring pruning is expected end of June, please mark any plants you do not want pruned.
- One gutter cleaning will be done in the fall.

Carrietowne Website - No Updates

Real Estate Transactions - No units are posted for sale.

Carrietowne Breakfast/Coffee: Meets at 9am at Charlie's Restaurant

Future Dates: May 14 June 11, July 9, August 13,
September 10, October 8, November 12, December 10

Architectural Control Committee:

- The Architectural Control Committee (ACC) has reviewed and approved 11 ACC Request
- The ACC Request Form is available to download or print at www.carrietownetoledo.org under the Carrietowne Forms section of the website.

Condominium Association Options - Meeting planned for the summer, no other updates.

Communications

- Newsletter, Email and other Communications
 - May newsletter, plus possibly one announcement. Owners plus vendors totals 163 emails currently
- Welcome Kits
 - We need to deliver 4 welcome kits; 2 are waiting for their Director to return and they and the others will be delivered by the end of May
- Director Communications
 - Planning a Director Onboarding document overview at an upcoming meeting

Community Cares activities - No Update

Ethics- No Update

Governing Documents

Declarations Update: The committee has provided information to the attorney to begin the process of the 1st draft. When the draft is ready for review, it will be sent to the Directors. The committee will announce an opportunity to discuss the updates in the future.

Elections Committee

Appointments: J. Howard, Chair and Members: B. Doyle & I. Mendez

- 3 positions open in September
 - President (3 years)
 - Vice President (3 years)
 - Architectural control committee chair (3 years)

Bench Location Committee (New)

- In process - to be announced

----- **End of Consent Agenda** -----

PROPERTY MANAGER UPDATES / INFO

NEW BUSINESS: (Motions)