

Beerline Association General Session

Monthly Board Meeting Minutes

Date: 10/27/25

Location: Virtual

Attendees:

- Board Members: Heidi, Bill, Sara, John , Bob (excused)
- Property Manager: Michael Landre
- Homeowners: Michael Carter, Michael Rendino (with Tracy Ivy)

1. Call to Order

Meeting called to order by Heidi at 5:35PM. Quorum confirmed. Minutes from the prior meeting were reviewed and approved unanimously.

2. Owner Matters

EV Charger Request – Michael Rendino

- Request reviewed for installation of a personal EV charger in shared garage.
- Insurance feedback from both association and homeowner policies was discussed.
- Key conditions for approval:
 - Charger located within owner's assigned parking space.
 - Requested proof of homeowner insurance coverage required.
- Travelers Insurance will conduct a *Risk Control Survey* on **November 11 at 10:30 AM** at all Association Common locations
 - **Motion:** Conditional approval pending results of inspection.
 - **Vote:** Passed unanimously, but pending the insurance inspection and any details that might entail.
 - Michael Rendino agreed to wait on installation of a charger until *after* the insurance inspection.

- **Grill Policy reminder / Insurance Inspection**
 - **Action: Michael to include reminder language with budget email by re-send communication on grill restrictions (per city ordinance and NFPA).**
 - **Violations (e.g., grills visible on decks) may result in cost pass-throughs if insurance penalizes the association.**
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3. Financials

Financial status report received and acknowledged. No changes requested.

4. Old Business

Riverwalk Concrete Repairs

- Phase 1 and 2 repairs completed successfully with positive owner feedback.
- Mudjacking complete; additional Phase 2/2050 work planned for **April 2026, weather permitting.**
- Discussion held on establishing a vehicle weight policy to prevent future damage.

Elevator Carpet Installation

- All carpet tiles received; installation to occur before winter.
- Volunteers will assist; board to obtain transition piece and installation guidance.

Light Bulb Procurement

- Order delayed due to vendor credit application process.
 - Property management following up for fulfillment status.
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5. New Business

Annual Meeting Preparation

- Packets distributed and confirmed received.
- Annual Meeting scheduled for **11/4th at 6:00 PM.**
- Board to arrive by 5:30 PM for registration and setup.
- John to prepare and present slides on building improvements completed in 2025
- City of Milwaukee police officer to attend and kickoff Annual meetings. Owners will have an opportunity for Q&A on community safety.

Park Property Easement Agreement

- Deferred to Executive Session.
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6. Other Business

No additional items raised.

7. Adjournment

Public session adjourned at 6:03PM. Board proceeded into Executive Session to discuss annual budget and easement agreement.