

The Meadows Condominium Annual Meeting

May 12, 2025

1. SENTRY MANAGEMENT

Due to costs, we find that we need to cancel Sentry Property Management

Monthly fee: \$1075 plus added fees for supplies, meetings, getting people to
due to any work needed, etc.

-5% Increase on their monthly fee per year

-To keep them it will cost \$7,525 for the remainder of the year

-To cancel we have to give 60 day's notice plus 3 months management fee

- **The majority of people at the meeting voted to terminate the contract. A letter will go out this week. They will no longer collect any dues or fix issues.**
- **We will be collecting the monthly condo fees and insurance payments in the drop box.**
- **Any issues that come up please contact Tammi or Mary.**
- **At this time, we will not be getting another property management company.**

2. DOWNSPOUTS

Need to be repaired we are getting quotes

Next thing on agenda for any repairs is the balconies

3. LOCKERS

All lockers need to have a lock on them, even if they are empty

4. INDIVIDUAL INSURANCE

We need a current copy of everyone's insurance for your home

We need to keep this on file per Wisconsin law

Please put the drop-box or email.

5. GRILL USE

Per city of Franklin: Use and/or storage of gas & charcoal grills for any size or capacity is prohibited on balconies.

Electric grills are allowed on balconies

For ground floor units they can be stored on Patios & decks

When in use they must be moved to a minimum of 10 feet from any building, overhang and combustible surface.

- **If you see someone is not compliant you can contact the City of Franklin Fire Department :414-425-1420**

6. REPAIRS TO UNITS

If you are making any electrical, plumbing, heating or air conditioning repairs

Per state law you need to have a certified, insured person for repairs.

As a reminder we are all held liable for any & all damages.

You can also look in your bylaws for this information.

7. FENCES

For ground floor units, any repairs for your fences is the responsibility of each individual. The fences were not originally built with the property. At one time it was put to a vote to have them installed.

8. BYLAWS

We will be updating the bylaws by the end of the year.

9. REPAIR CONTACT

We are collecting a list of people that do repairs, we need your input.

If you have any suggestions from reputable people that paint, plumbers, electricians, etc. Please call, text, or email.

CONCERNS:

- **Water Run- Off from Tuckaway Golf Course**

It was brought up to contact Tuckaway Golf Course regarding the water runoff. Mary or I will work on contacting them, if nothing comes of this we will see what we can do, and the cost involved.

We will do our best to get an answer to you by the end of June.

For any costs over \$10,000 we will be taking a vote. In the future all votes will be on paper yes/no with a signature.

If you have any issues or concerns, please contact Tammi or Mary. We will do our best to return any calls within 48 hours

Association President Tammi Stoddard: 414-659-1224

Email: Meadows68thst@gmail.com