

Annual Meeting Minutes

Association: Cudahy Connection Condominium Association, Inc.

Management: Ogden

Date Of Meeting: Wednesday, April 1, 2026

Place and Time Of Meeting: 6000 Community Room at 6PM

i. Call to Order at 6 PM

II. Determine Quorum (33.3% or 26 owners required)

Board members present: Suzanne, Jennifer, Richard, Idalia, Pam (and Deanna from Ogden.)

A quorum of owners was obtained.

III. Approval of 2025 annual meeting minutes, and 02-04-2026 meeting minutes by all members present.

IV. Reports

A. Treasurer's report

1. YTD account balance reported by Richard was \$265,942 from all accounts.
2. Great savings with switch to LED lighting throughout the hallways.

V. Nominations for board of directors

- A. There were no nominations for the board of directors. Richard, Jennifer and Suzanne will continue serving on the board.

VI. Completed Projects

- A. Hired lawyer to deal with the Cudahy District 3 eminent domain threat. We have since been removed from city's plans.
- B. Updated Rules and Regulations
- C. Cintas 20 year fire inspection and upgrades, \$5,860 per building
- D. 6000 building; Repairs to sidewalk at entrance, new reclining elliptical machine, repairs to front door.
- E. 6020 building: New grill, new treadmill, repairs to front door, repair of roof from ice dams with SJS Roofing, \$3700 (from reserve fund)
- F. 20 year elevator upgrades
- G. Reserve study results are in. Suggest replacing roof in 2029. Will continue reviewing.

VII. Unfinished Business

- A. Dumpster weekend prior to power wash of the basement May 1st through the 4th. More info forthcoming
- B. Mulching, to be done after Spring landscape cleanup.
- C. Dryer vent cleaning and AC line flush on April 21st for the 6000 building and April 22nd for the 6020 building. Owners need to be home (or have someone available) to allow workers in.

VIII. New Business

- A. Insurance premium up 4% this year. Switch to monthly payments instead of yearly. \$4300 per month.
- B. Dumpster room issues. Items cannot be left outside of the dumpster. GFL will not clean up after you and they will charge \$55 for each single piece left outside of the dumpster. These fees will be passed on to you as well as a condo fine. If the

dumpsters are full, please leave your garbage or recyclables in your parking space.
Notify Ogden of the problem.

C. Suzanne will be stepping down as President at the end of the year

IX. Owner's Forum

- A. David 6000 unit 103 thanks Rich for his work at converting lighting to LED.
- B. Paul 6020 unit 105, concerned about downed shutters.
- C. Jacob 6000 unit 306 continues to have concerns about the elevator function on the 3rd floor. Light does not work and elevator frequently stalls.
- D. Georgia 6000 unit 112 states the mailbox panel falls down at times exposing everyone's mail. Concerned should be addressed to the South Milwaukee Post Office.
- E. Terri 6020 unit 209 has budget concerns about the cost of fire alarm monitoring and the excessive internet costs.
- F. Deb 6020 unit 301 states she has the dryer vent cleaning and AC flush done by her own company.
- G. Jennifer 6020 unit 306 concerned about the condition of her porch.

X. Adjourn to Executive Session at 6:32 PM - Residents shall be excused

- A. All agreed to allow as much as \$900.00 to replace rusted out grill in the 6000 building. Will watch for sales.
- B. Rich placed a circuit breaker on the treadmill in the 6000 building. We will continue to monitor the problem.
- C. All agreed to SJS roof inspection and maintenance.
- D. Members of the board to review Reserve study.
- E. Look into alternatives for mulch next to the driveways that wash away easily because of the incline.
- F. Rich will place utility knives in the dumpster room for breakdown of boxes.
- G. Rental of dumpster approved by all.
- H. Ogden will look into a more reasonable deal for internet service.
- I. Consider alternatives to leaving large area behind 6020 uncut to save landscape costs.
- J. Request Ogden inspect porches and sliding doors for problems (especially areas that are subject to strong sunlight).

XI. Next Meeting June 3, 2026 6020 building at 6PM

XII. Adjourn at 7:18 PM

Respectfully submitted Suzanne M. Sala

Cudahy Connection Condominium Association, Inc.

2025 Annual Meeting

- I. Call to order and introductions at 6:02 PM by Suzanne
- II. Quorum of owners obtained. Suzanne Sala, Russell Kiepert, Idalia Martinez, Richard Kulakowski, and Jennifer Foro board members present. Jennifer Lemanski from Ogden present.
- III. Meeting minutes from 2024 Annual meeting, 1-23-2025 Special meeting and 2-19-2025 meeting were approved by the board.
- IV. Reports
 - a. Treasurer's report
 - YTD Acct balance \$253,159.73
 - 2024 Financial report available for review
 - 2025 budget available for review
 - b. Manager's report
- V. Nominations for Board of Directors were Pam Marinello, Russell Kiepert and Idalia Martinez. Results of vote were Pam and Idalia.
- VI. Completed Projects
 - a. Lights in common areas replaced with LED fixtures
 - b. Repaired Grill in 6020 building.
- VII. Unfinished Projects
 - a. Meeting protocol. We will follow Robert's Rules of meeting etiquette. This means no interruptions, aggressive or disruptive behavior not tolerated, and owners will be allowed to address their concerns during the Owner's forum only.
 - b. Consider money saving efforts as our buildings are approaching 20 years old and many repair and replacement projects will become necessary in the near future,
 - c. Window repairs will be coordinated with Ogden contact.
 - d. Eminent domain Update. District #3 proposed plan will not be addressed until the May meetings of the Cudahy Common Council. (This can be followed on the City of Cudahy website). Questions and concerns may be addressed to the city administrator, J.J. Larson, at 414-769-2227 or johnl@cudahy-wi.gov.
 - e. Ogden contact information is listed on the website as well as the bulletin boards next to the mailboxes. Urgent matters will be dealt with immediately while all other issues may take up to 2-3 business days for a response.
 - f. Community room calendar and rules have been updated. Please reserve with Ogden per website. A current calendar will be kept on the door as well as a copy of the rules. A check list is no longer required.
 - G. Contractor to repair and upgrade exercise equipment to be contacted.
- VIII. New business
 - a. Coordinate access to individual condos for Fire inspection, AC line flush and dryer vent cleaning.
 - b. Insurance required updates for sprinkler system.

IX. Owner's Forum

- a. 6000, 307, Amy. Hot water heater in 6000 community room not working. Dryer vent and AC line cleaning.
- b. 6020, 209, Terri. Concerned that Dryer vent and AC line clean is the responsibility of the individual owners.
- c. 6000, 115, Judy requests a 2 day heads up from the lawn company before spraying with pesticides and fertilizers.
- d. 6000, 109, Dorothy concerned about the proper functioning of the lawn sprinkler system.

X. Meeting adjourned at 6:35 PM.

XI. Executive session called to order at 6:48 PM.

a. New board

President- Suzanne Sala

Vice President- Jennifer Foro

Secretary- Idalia Martinez

Treasurer- Richard Kulakowski

Member at large- Pam Marinello

- b. Discrepancy in energy charges between the buildings noted. 6020 building basement temp was found to be set at 70 degrees during the winter, causing an increase of approximately \$400.00 in our energy bill. Our research suggests that temp in garage basements be set between 45 and 55 degrees. Motion by Suzanne to set garage temperature at 55 degrees, second by Richard, and approved by all.
- c. Cleaning company reports that paper products are being stolen. Will consider locked cabinet or locking present kitchen cabinets.
- d. Midyear dues adjustment due to increased costs. Board approved an increase from \$265 to \$285 per month starting in July.
- E. Consider review of Reserve Study. Ogden to get estimate.
- F. Next mtg June 4, 2025 in the 6020 building at 6 PM.
- g. Special mtg of the board for mid May
- h. Meeting adjourned at 7:19 PM.

Respectfully submitted Suzanne M. Sala

2024 Annual Meeting Minutes

Cudahy Connection Condo Association, Inc.

Forest Green Management

Date: Wednesday, April 3, 2024 Time: 6:00 PM Location: 6000 building

I. Call To Order at: 6:01 PM by Suzanne

II. Determine Quorum: Members present: President: Suzanne Sala, Vice President: Russell Kiepert, Treasurer: Richard Kulakowski, Secretary: Idalia Martinez, Member at Large: Jennifer Foro
Required quorum obtained as 29 owners present and 9 proxies submitted.

III. Approval 2023 annual meeting minutes: Motion by Suzanne, seconded by Jennifer, approved

IV. Reports

A. Treasurers Report:

1. Total Assets as of today 217,673.58
2. Reviewed process for accessing the financial reports in Plera (Resources- Document Library- Owner documents- Financials)
3. 2023 net income: 18,578.90
4. 2023 utilities expenses slightly above budget
5. 2023 total expenses 9% above budget (downpayment of carpeting)
6. 2023 Budget as reviewed at fall budget meeting

V. Completed Projects:

- A. second garbage dumpster has been placed in 6020 building

VI. Unfinished Business:

- A. Best carpet to complete project within the next 2 weeks
- B. Spring window sash repairs being planned. Sign-up sheet if you need this service.
- C. Cost Saving efforts
1. GFL charges the association \$55.00 each time items are left outside of the dumpster or if inappropriate items are thrown in the garbage. Call city for information on disposal of electronics. Call DNR for information on recycling electronics. Break down boxes.
 2. Frequent rekeying fees when the front door is opened by pulling on the key. Recommend either using handle to open door or use your key in the lock on the wall and the door will open automatically.

VII. New Business:

- A. Get quotes to change hallway lighting LED (Rich)
- B. Addendum to Bylaw (Section VII, Section 1E), to reduce the cap on renting of units from 15 units (20%) to 8 units (10%). Passed 30 votes to 4.
- C. Increase in insurance premium; Pekin will no longer insure condominiums. Lowest rate available was \$41,658 from Robertson Ryan. Other estimates ranged from \$60,000 to \$90,000. 2024 budget allows \$21,680.

VIII. Nominations for Board of Directors:

- A. Paper ballots managed by Andrew (Forest Green). Suzanne Sala, Jennifer Foro and Richard Kulakowski voted in for 2 year terms.

IX. Home Owners Forum:

- A. Dorothy (6000-109), asking about cameras. Continuous taping.
- B. Pam (6000-101), paint cans left from Restoration are at the bottom of the stairs. Will be removed by Restoration.
- C. Terry (6020-209), shopping carts are not being returned to the basement in a timely manner.
- D. Christine (6000-206), C/O poor insulation with upstairs resident. Loud noises can be heard.

Motion to adjourn meeting at: 6:39 by Suzanne, seconded by Idalia, adjourned

X. Executive session called to order at 6:50PM

- A. Landscape and Spring walk around, call to arrange a date with Legacy Landscaping at the end of April. (Board only)
- B. Alarm batteries and fire extinguisher replacement (Rich)
- C. Rules and Regs
 - 1. Look into addressing floor replacement standards d/t noise concerns for neighbors.
 - 2. Motion to vote: Loud vehicles or vehicles that produce an excessive amount of exhaust are not allowed in the garage. Approved by 4 members of the board. One board member absent.
 - 3. Motion to vote: Guests of owners may park in the garage but only in the assigned parking spot of the owner they are visiting. Passed by all 5 members of the board.
- D. Look into updating the information given to new owners.
- F. Financing of increased cost of insurance. Suggestions to hold off on Landscape improvement this year (\$5,000) and looking at budget (especially costly contracts such as snow removal)

Next Meeting: Date: May 5, 2024

Time: 6:00 PM

Place: 6020 building

Executive session adjourned At: 7:20 by Suzanne

Minutes Respectfully submitted Suzanne M. Sala