Liberty Square Condominium Owners Association, Inc.

Annual & Budget Meeting Minutes

December 8th, 2025

The meeting was held virtually via Zoom and was called to order at 5:35 PM.

Present were as follows:

	Jeff Davis	Vice President
	John Adams	Secretary
	Chris Varga	Treasurer
	Scott Correa	Director at Large
	Derek Patterson	Property Manager
Absent:	Geoff Clarke	President

The Annual and Budget meeting notice was mailed and emailed to all owners before the meeting.

Homeowners Present:

A quorum was not present [32 required]; a total of four (4) homes by directed vote and nine (9) on Zoom. The Board continued with the meeting, although a quorum was not present.

Mr. Patterson conducted roll call.

The previous year's meeting minutes were approved as submitted.

Mr. Patterson presented the **President's Report** in Mr. Clarke's absence.

Election of Directors:

Due to there not being a quorum, an election could not be conducted. All five (5) terms are up for election, and all current members stated they would serve another term and two (2) other owners volunteered and were placed on the ballot. The Board will appoint the new members at their upcoming Organizational Meeting.

The floor was opened for general discussion (Bylaw amendment, Covenant Amendment relating to dogs, FPE electric panels, boiler repairs this summer and fall and active work at Bldg. 5034, illegal trash dumping, lawn care and the janitorial contracts, security, possible camera monitoring and extra duty police patrols).

There was no further business, so the Annual Meeting was adjourned at 6:00 PM.

The Budget meeting was called to order at 6:01 PM.

Mr. Patterson reviewed the **2026 Budget**. There is a three percent (3%) increase for next year. Numerous budget line items were reviewed. A question-and-answer period followed. The budget will stand as approved in the absence of a veto vote.

There being no further business, the meeting was adjourned at 6:58 PM.

Derek Patterson
Property Manager