

# Maree Rouge Condominium Association

## Annual Meeting Minutes

January 26, 2026

6:30 PM | Microsoft Teams

### Attendance

#### Owners Present:

- Joe Mazon
- Robert Dorazil
- Vicki Kessler
- Robyn Cornell
- Scott Kraeger
- Rick Trethaway

#### HOA Management:

- Cindy Osborne, Duckworth Morris
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### Call to Order

The annual meeting was held virtually via Google Teams and called to order at **6:30 PM**.

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### Management Introduction

Cindy Osborne introduced herself as the HOA Manager with Duckworth Morris and provided the following information:

- Shared her **personal cell phone number for emergencies only**
  - Requested owners use the **office phone** for all non-emergency matters
  - Introduced the **Duckworth Morris online portal** and sent invitations to owners who had not yet accessed it. [www.Duckworth.com](http://www.Duckworth.com)
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### Financial Review

- The group reviewed the budget.

- Owners expressed appreciation to **Rick Trethaway** for the many years of unpaid work he has contributed to the association.
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## **Approved Contracts & Maintenance Items**

### **Landscaping & Cleaning**

- Owners approved a **new landscape maintenance agreement**, including:
  - Weekly cleanup
  - Elevator cleaning
- **Crepe Myrtle trees** will be trimmed
- **Tree at the back right** of the property will be cut
- At Rick's request, limbs on the **Pecan tree** will be evaluated for trimming

### **Garage & Structural Items**

- Rotten tiles and deteriorated areas on the **garage ceiling** will be priced this year; no work has been priced on this yet.
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### **Lighting, Fans & Electrical**

- Discussion held regarding replacing current exterior lights and fans.
  - Decision made to:
    - Remove fans and install covers over outlets
    - Price new **LED lighting, exit signs, and garage fluorescent lights**. **Rick stated the garage has already been changed out to LED so this part will reevaluated.**
  - The first two bids received exceeded **\$20,000**, so the Board will seek an additional bid.
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### **Elevator & Fire Safety**

- Board agreed to install an **emergency phone in the elevator**. **Bid approved**
  - Fire inspection bid came in higher than previous years:
    - Cindy will seek an alternate bid if possible
    - If not, the Board approved moving forward with current inspector
  - Elevator maintenance contract increased to **\$208.22 per month**
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## Additional Bid Reviews

Pricing reviewed for:

- Pressure washing all **three floors**
- Painting floors
- Pressure washing and painting **metal railings**
- Painting interior stairwells and **two red doors**

After review, the Board requested that Cindy meet with **Rich Cooper of BAMA Bell Contractors**, with whom many owners have worked with previously.

- Meeting scheduled for **Wednesday, February 4, 2026**
- Board will be notified of new bid amounts before any work is scheduled with Rich or current trades. All Trades must have liability and Workers comp insurance per the Duckworth Management Contract or they cannot bid work at Maree Rouge. Several owners have shared other trades they have used and they will be contacted and request to bid the work also.

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## Trash Collection

- Board voted to move from **bi-weekly to weekly trash service** with WM.
- The landscaper will roll trash can to the street each Wednesday.
- WM will return cans after collection.

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## Administrative Items

- Cindy will provide **insurance and approval letters** as needed for Airbnb applications.
- A Board meeting will be scheduled in **early summer** to discuss the next phase of repairs.
- Dryer vents will be cleaned throughout the building:
  - This is expected to be a low-cost item
  - Work will proceed without an additional meeting
- Cindy will:
  - Attempt to locate a vendor who can evaluate insulating fire sprinklers to avoid draining the system and staffing fire watch during extended freezing temperatures. On the list to discuss with Rich, also.

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## Dues Increase

- After discussion, the group approved raising **quarterly dues to \$1,500.**
  - Any overage will be placed into the **reserve account**, with a goal of building up the reserve account.
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### **Special Assessment**

- Joe Happy presented a special assessment proposal to cover initial repair costs.
- Current bids indicated a minimum of **\$2,672.56 per unit.**
- Cindy noted the final amount could be closer to **\$5,000 per unit.**
- Rick Trethaway recommended waiting until final bids were received.
- The group agreed to a **\$3,000 special assessment**, due **February 15, 2026.**
- Any additional assessment will be discussed at a future meeting.

### **Vote:**

- In favor: Happy 2 votes, Dorazil, Kessler, Cornell, Kraiger
  - Opposed: Trethaway
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### **Adjournment**

With no further business, the meeting was adjourned.