

Key Manor Condominium Association

Board of Directors Meeting

Date: 04/19/2022

Location: North Club Room at 30th Ave No., St Petersburg, FL 33713

Meeting called to order by President Mary Chapman at: 6pm

Members of the Board Present: President, Mary Chapman. Reinoldo Rodriguez, Vice-President. Tammy Hall, Secretary, Tom Pearson, Treasurer, Sheri Carter, Director (Via Speaker Phone). **Other Guests:** Keith from Ameritech, filled in for Jennifer Kidd. Andre Unit E201, Brian Unit C205 (briefly as needed to take call), Alisha (Sheri C's Cousin – renter of Sheri's Unit #?). **Minutes** from 3/15/22 read by Keith Phillips, Ameri-tech. Approved and seconded.

Communications: Reports of President and Treasurer re: Grounds, Delinquency (1) by Manager. All in Favor of President & Treasurers Notes re: Grounds Walkthrough w/ Mike K.. To be worked on alphabetically.

- Bldg A: Clean up front part of planting bed, clean bushes in front of A105, Remove/trim bushes behind A103, Remove bushes behind and next to A101.
- Bldg B: Clean up planting beds, remove/trim all from back corner of B107, ask B103 & B105 to clean up back of units. Note – B103 has taken care of
- Bldg C: Remove lower stuff from holly trees by street, remove broken branch from pine tree on W side of bldg (Arbor). Remove bushes by front corner of C107, clean up/remove/trim bushes behind C105 & C107. Ask owner C107 to remove Palm under window and potted palm tree.
- Bldg D: No significant issues
- Bldg E: Remove Elephant Ears, remove all behind E101, remove Ficus behind E105, remove/replace/trim in front of E107 (lastly)
- Bldg F: Remove Hibiscus on left side facing bldg. All removed replaced with Hawthorn bushes, except roses and Azaleas which are being tended to by unit owners. Trim Gardenias on North/right side of bldg. to tall hedge.
- Bldg G: Install Hawthorne on both sides of front of bldg., Clean up/remove/trim bushes behind G101, G103 & G105. Remove low hanging limb from further behind G107 (Arbor)
- Bldg H: All good grounds wise.

Also agreed: have Stellar clean stained windowsills in new contract TBD, and Mike K. to provide quote per bldg..

Unfinished Business:

- How to address # of cars bldg. H. Keith suggests await atty feedback.
- Rules and Reg changes tabled. Send Mary input via EM.
- Website design and discussion. Reinoldo, Tammy & Tom in favor of website at \$595 annual. Need to set meeting w/ designer to discuss options. Designer takes care of legal responsibility along with Ameri-tech.

New Business:

- Mary suggests requesting quote for converting from ground to pole lighting on grounds.
- Plumbing letter re: calling personal plumber prior to Ameri-tech. Make sure it is not unit owner issue.
- Reinoldo to discuss Pepper tree blocking light behind B101 w/ homeowner. Mary to provide contact info.
- In home business Bldg's E & H. License expired. Keith to draft then have atty take care of sending letter.

Motion to adjourn made by: Mary Chapman. Seconded By: Reinoldo Rodriguez 7:35 pm.