

Key Manor Condominium Association - Board of Directors Meeting

Date: 8/16/22 Minutes Key Manor (Skipped July due to vacations, surgery etc.)

Location: North Club Room at 30th Ave No., St Petersburg, FL 33713 **Meeting called to order by:** President Mary Chapman at: 6:00pm **Minutes of 6/21/22 read by:** Jenny Kidd. Approved by President and seconded by VP

Members of the Board Present: President, Mary Chapman. Reinoldo Rodriguez, Vice-President. Tammy Hall, Secretary. Tom Pearson, Treasurer. Sheri Carter passed due to family obligations **Other Guests:** Alisha Foxworthy-Behne, Walt McCanless, Arian Idrizi

Communications:

Mary asked about courts being evened. Jenny to call vendor.

Delinquencies – Only C105 substantial. Money (\$17,667.82) forthcoming when Mary signs off. Will include atty. fees/late fees/interest/any other charges. Other delinquencies are small balance (\$2) or for August only.

Old Business:

Website – Still waiting for grounds to be completed prior to demonstration and ideas shared with Tech person. Jenny told Mike the quickest way for grounds invoices to be paid would be email statements vs USPS.

Rules & Regs/Bylaws – Mary wants background checks/satellite dishes to be included and copy of rental contract provided to board. Per atty., to change Bylaws, most unenforceable. We need 51% approval of membership. Yes or no answers ok. Atty. to come up with amendment & docs for membership review to be provided by board members only by knocking on doors. Association members may vote by proxy

Tree Service – Have quote \$3,417. Arbor to revisit pricing after neighbor in house to east of Bldg. A had one Oak tree trimmed. All Approved. Elevating Oaks was the largest portion of pricing.

Signs/Tow Cars in violation – Signs to be replaced. All in favor. Tom asked why we can't tow cars. Was advised if stickers/final warning signs are placed (which Mary has) on cars we can do so.

Fence –Not paying half of unknown price to please one person/neighbor – all in favor. Jenny will obtain quote to do entire length of Privacy fence on North which would contribute to uniformity. Mary or Jenny to find prior price to install PVC fence on South for comparison. Chain link fence constitutes fence.

Bulletin boards in Laundry Rooms: Was brought up previously. Per Jenny can be done by resident. Tom volunteered

New Business:

\$1,250 to replace water pump. All in favor.

Cement Repair – Jenny to get proposal. Confirmed with Jenny that Fire Dept. will fine us if in disrepair.

Jenny to prepare newsletter per request

Insurance/Budget and next meeting – To be held Sept. 20th at Ameri-Tech office. USI Ins. Services invited. Incumbent agent at 4 or 5 and other at 4 or 5. Board/Budget meeting after.

Painting Doors – Can be done by resident if same color

Annual Yard Sale – Alisha asked about and is willing to organize. All in favor. Oct. is good month.

Arian will do something white to mask toys on porch. Unit above him has a lot of storage to be addressed.

Pressure Washing – Perhaps hired wrong vendor. Jenny to obtain quote from another Co. besides Stellar.

Motion to adjourn by: Mary Chapman. Seconded By: Reinoldo Rodriguez. **Meeting Adjourned at:** 7:25pm