

Key Manor Condominium Association

Board of Directors Meeting

Date: March 15,2022

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

Meeting called to order by President Mary Chapman at: 5:55pm

Members of the Board Present: President, Mary Chapman. Reinoldo Rodriguez, Vice-President. Tammy Hall, Secretary. Sheri Carter, Director (Via Speaker Phone).

Tom Pearson, Treasurer not available.

Other Guests: Keith from Ameri-tec, filled in for Jennifer Kidd. Walt McCanless Unit B207, Andre Clarke Unit E201, Brian Wishard Unit C205. Mike K. from Lawn Maintenance.

Communications: All in favor of no "Soft Wash" of buildings. Discussed grounds concerns with Mike K. and appt. to be set for Walk Through to address concerns individually around premises. Still need Stellar updated contract. Mary has set up time log for them in North Side. Leak Detection team came 3/10 and no issues identified.

Old Business:

- * Dumpster usage and maintenance - (Keith believes Jenny is taking care of this, rephrase signage to include no commercial usage)
- * Stellar Cleaning - (Jenny Checking on contract per Keith)
- * Ground Maintenance - (Notes available from walkthrough)
- * Business usage of condo
- * Compliance committee
- * Keith to review Condo Docs re what constitutes "storage outside"
- * Oversized dog(s) Bldg. E
- * Delinquencies, C105

New Business:

- *Make suggestions to update Rules & Regs - including plumbing responsibility for unit owners/renters, number of cars per unit (2), Await advice as to if association can require any resident 18 and up to have background check.
- * Renegotiate Lawn Maint. contract
- * Mulch (Mike K. checking price)
- * Jenny making notice/letter to all re: making upgrades to outside of buildings - bush trimming/removal/uniformity

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

All were in favor. Meeting Adjourned at: 7:25pm