

Key Manor Condominium Association - Board of Directors Meeting

Date: 02/21/2023 Next Meeting 3/21/2023

Location: Ameri-Tech Community Mgmt St. Pete Satellite office.

Meeting called to order by: President Mary Chapman at: 5:35, 2nd by Secretary Tom Pearson

Minutes. Last month approved by all w/o reading

Members of the Board Present: President, Mary Chapman; Kinga Sojka, Vice-President; Tammy Hall, Secretary; Tom Pearson, Treasurer, **Other Guests:** Per Ameri-Tech list of guests

Communications:

President: Wanted to address steps. Jenny to buy (after Matt's review) sticky tape for 160 steps.

Treasurer: Water bill now \$700 higher vs last month of \$400 higher. Jenny suggested we look at checking usage (gallons) rather than monetary changes. Tom will assess for next month's meeting.

Unfinished Business:

Compliance Committee: Address at next meeting

Rules & Regs: Several complaints regarding current wording such as number of cars, dual wheel cars and towing. Need more proxies – 29 minimum. Unclear as to how many more required.

Follow up w/ Barb on C105 status of payment to KM

Special Assessment – Kinga wants to discuss further w/ atty's. All in favor. Too many unknowns. Per Condo Docs, needs to be pro-rated based on size of unit.

New business:

New Board installed: President: Kinga Sojka; Vice President: Matt Martin; Secretary: Tammy Hall; Treasurer: Tom Pearson; Director: Steve Kopsell

Laundry Room Posting: All approved updated version.

Matt & Walt to get together on photocell lights & Bldgs C&E ground lights

Unauthorized occupants of E101 and possible animal abuse. Noise complaint re: same.

Workers' Compensation: All in favor of adding Matt Martin & Andrea Clarke to WC Ins. As Volunteers

Open Discussion:

Mentioned by Tom: great to have so much input from the community members attending.

Mentioned by Karen Stover: She saw people break in to south side LR and there on many on that side who do not lock the door when coming and going. In light of this, Jenny to have obtain quote to have LR's rekeyed (with storage type locks) and new keys issued. Suggested the type of keys you have to order rather than make copies. Karen also not happy with our Spending for Stellar. Kinga said it would be more money to switch and Jenny agreed. Most attendees have seen minor improvement and Matt to create list for them to go by.

Motion to adjourn by: Jenny at 7:18pm. All in favor