

Key Manor Condominium Association - Board of Directors Meeting

Date: 01/17/2023 Next Meeting 2/21/2023

Location: Key Manor North Meeting Room.

Meeting called to order by: President Mary Chapman at: 6:00 pm, 2nd by Secretary Tom Pearson

Minutes. Past meeting minutes read Oct/Nov by Jenny Kidd. Approved w/ exception of typo on Kinga's name.

Members of the Board Present: President, Mary Chapman President. Kinga Sojka, Vice-President, Tammy Hall, Secretary, Tom Pearson, Treasurer, **Other Guests:**, Andre Clark, Matt Martin, Simon & Mildred, Jenny Kidd, Phil (Property Management Supervisor)

Communications: Presidents Report: Meeting minutes should not be posted until approved (agreed). Per Mike w/ landscape Co., plumbing damage behind C101. Cat litter behind building G. Damaged shingles replaced 1/23/23. Treasurers Report: Water bill went up possibly due to pressure washing. He will keep an eye on. Manager: Property appraisal due in March. Appx \$525 to do. Per Phil, not good to hold off due to being underinsured. All agreed to have completed and move forward on submission to carrier.

Unfinished Business:

C105 Funds: Atty awaits paperwork and court approval.

Rules & Regs: Dogs - # remains same, disallowable breeds listed, weight limit lifted. Need all to reflect on docs. Number of vehicles wording still an issue. Needs to be clarified. Of note, was brought up about grandfather clause, only truly 2 units a problem. All agreed to leave as is for the moment. Jenny said "operational vehicles only" may be important language. If we make changes to docs, we can always vote to change rules & regs.

Pipe cleaning and lining quotes: Discrepancy in final figures. Kinga to work on with Jenny. Phil suggests checking w/ atty. to see if anything for pipe cleaning might be covered under policy. To get back to us on that.

Minute Meetings: Are now on website. Mary suggested minutes be approved before posting. Agreed.

Pressure Washing: Completed to all's basic satisfaction. Matt has a chemical that he will put down on stains free of charge.

New business:

Gutter Cleaning: All agreed on \$5,500 proposal

Workers' Compensation: Board authorizes Matt to make small repairs as a volunteer on behalf of the board. All in agreement. Add to policy.

D203 Slip and Fall: Putting insurance company on notice

Bldg E: Avocado tree may damage fence per Landscaper Mike. Will charge \$200 to remove.

Open Discussion:

Tom mentioned Stellar may have new staff and is doing much better. All in agreement to wait prior to replacing cleaning company.

Motion to adjourn by: Mary Chapman. Seconded By: Tom Pearson. **Meeting Adjourned at:** 7:45 pm