

## **Key Manor Condominium Association - Board of Directors Meeting**

**Date:** 3/21/23 Next Meeting 4/18/2023 “Annual meeting” recalled to 4/18 for rules and regs as we need 3 more proxy’s

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

**Meeting called to order by:** President Kinga Sojka at: 6:01, 2<sup>nd</sup> by Secretary Tom Pearson

**Minutes.** Last month approved by all w/o reading

**Members of the Board Present:** President, Kinga Sojka; Vice-President, Matt Martin; Secretary, Tammy Hall, Secretary; Tom Pearson, Treasurer, **Other Guests:** Jenny Kidd, Mary Chapman, Andre Clarke, Jake Newell, Carolyn owner/last name unknown atm.

### **Communications:**

**President:** Kinga wants owners to be aware of rental process including \$75 background check and approval needed prior to renting. Need copy of lease (12 Mo.) for review. Can not currently verify income or employment of potential renters. Wants to send Rule & Regs every 2 years to keep fresh in mind. Advised that if we want rules less vague, we will need another proxy and atty.

**Vice President:** Steps: Jenny to buy (after Matt’s review) sticky tape for 160 steps. Only starting with one building, as he would like to see how the treads hold up. If they start peeling, this could lead to more problems.

**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 fluctuations.

### **Unfinished Business:**

Rules & Regs – Need 3 more proxy’s as of today’s meeting to approve changes to condo docs

Follow up w/ Barb on C105 status of payment to KM. Currently \$21K delinquent. All would like to know when we can hold current owner/renter accountable.

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

Special Assessment – further discussion needed

### **New business:**

Website – Not secure. Who is monitoring and when? Jenny to get IT in touch w/ board to make sure all are informed

### **Open Discussion:**

All in favor of moving condo reserves of Appx \$219K to fund that would gain us interest and help it to grow.

Compliance Committee: Consists of Walt McCanless, Andre Clarke, Jake Newell, Imar Hodzic – Approved by all. Goal is not to bring money in, but to bring all into compliance. With 3<sup>rd</sup> letter, fine can be up to \$100 per day up to 1K per occurrence, but must be documented with pictures etc

**Motion to adjourn by:** Matt at 7:54, 2<sup>nd</sup> by Kinga, all in favor