

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

**Date:** 5/24/23 Postponed from 05/16/23– Next Meeting 6/20/23 **Location:** Ameri-Tech Office, St. Pete Location

**Meeting called to order by:** Matt Martin @ 6:04pm, 2<sup>nd</sup> by Kinga Sojka

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

**Members of the Board Present:** President, Kinga Sojka; Vice-President, Matt Martin; Secretary, Tammy Hall, Secretary; Tom Pearson, Treasurer absent **Other Guests:** Jenny Kidd, Mary Chapman, Andre Clarke, Karen Stover

### **Communications:**

**President; VP, Mgr:** Still awaiting C105 release of funds. No updates. Collections: B201 \$1,740 O/D Maint. Fees, 90 day mark – going to atty. Per Matt VP convo w/ Tom Treasurer: Water bill now in line. Kinga President asks that due to someone recently passing away, and there being no emergency contact on file to provide access to unit, all provide info via website so this issue is not a problem in the future. Bldg D – Still no word from contractor for installation of stair treads. Someone evicted from C205. Roof Repairs: Kinga and Matt getting a quote from Drew Roofing to assess what needs to be done for repairs which may give us 7 years more life. Getting other quotes. Matt mentioned our property insurance may get dropped without an updated roof. Says plumbing looks good, however, Pequa is available at Home Depot that would help individual units until something breaks. 45% Cap on renters. After 2 more units as of 5/24/23, we will have no more rental units available. Have Cap on Rental Units due to Insurance company rates and Condo Docs.

### **Unfinished Business:**

**Key Upgrade to Laundry/Storage:** No progress made on contractor quotes. All agreed to table for now due to budget restraints.

**Step Treads on Building D:** No update on contractor quote. Jenny to reach out to another and have them contact Matt directly.

### **New Business:**

**Fines review:** Letter should go out 5/25 explaining stricter adherence to Rules & Regs.

**Irrigation Mapping & Re-Alignment:** Discussed and all agreed – tabling for 90 days pending mapping Co. quote. Jenny to find a contractor to map/provide quote. Matt has found several buried items. Check line item on Lawn Maint. contract to find if we are being charged for this service already.

**Outside Utility Securement:** Motion made by Matt to watch for further issues. All approved

**Duke Energy Easement :** Discussion needs to be had re: rewording of contract with Duke. Matt has already started the process and they will be contacting him. We are on the same feed as fire station on 30<sup>th</sup> Ave which is good. All in Favor of tabling until more information acquired.

**Laundry Vendor:** All in favor of not exploring further at this time.

**Building G Landscape Modification:** All in favor of proposed changes

**Maint. Rcpts.:** Pending for next budget meeting or discussion. Log all for release.

**Emergency Unit Access:** Concerns as noted above. Matt will post notice of availability on website Keymanor.org and Jenny will send F/U EM.

**Landlord Responsibilities and Adherence/Rules Modification:** To be on New Business next month for further discussion about the best way to move forward. Docs Vague – Send to atty for further review

**Background Checks Should be Local and Federal:** Discussed different methods. Docs vague as to what is allowable, moved for further review. All agree this would be in the best interest of the community.

**Open Discussion:** Karen Stover mentioned that she did not want pictures taken of her son. Matt mentioned no one in complex should expect privacy outside their unit. Cameras everywhere including cars.

**Motion to adjourn by:** Matt at 7:13 pm, all in favor