

10/17/2023 Key Manor Condominium Association Board of Directors Meeting

Called to order: @ 5:58 pm by Kinga Sojka, 2nd by Matt Martin & Tom

Location: Ameri-Tech St. Petersburg Office

In Attendance: Kinga Sojka, President, Matt Martin, Vice President, Tammy Hall, Secretary, Tom Pearson, Treasurer, Walt McCanless, Mary Chapman, Scott (Ameritech Property Manager), Dennis

Minutes of 9/19/23 meeting read by: Matt, Approved by Kinga w/ exception of Correct figure short in reserves for painting to \$11,700

Officer/Manger Communications: Insurance – Approved 3-1 to go with higher (5% per bldg., \$50K each building vs flat \$5K) wind deductible to obtain lower annual premium. Tom - value on reserves not increased in 5 years.

Unfinished Business:

- Rules & Regs Per Atty Advisement – Let Matt know if anyone sees changes to be made
- Bldg G Interior Wire Chute BOD/AT obtain contractor/N-side Emergency Exit Lights installation and Antenna Removal – Need to find contractor. Matt has done some research with no positive results yet

New Business:

- McGriff 23/24 Renewal Package: increased from \$60,381 to \$99,378. Will be \$105,375 w/ interest paid to finance
- Stair Durability follow up from 4/2023:...
- Albright Roofing Inspection invoice: \$1,200 - Matt made motion to pay, Approved by all. Kinga would like to repair vs replace, however, the \$10,000 Estimate/Quote seems unreasonable. Scott to obtain others. Matt suggests Performance Bond for anything done to roof be required,
- Insect/Termite/Herbicide, Open for Vendor Proposals: Matt to obtain copy of Lawn Contract to find if we are already paying for this service
- Reserve CD's (4 @ \$50K) 2023-24: Scott to look in to current return
- Vendor Damages – All per contract: Matt has seen damage, Kinga says to notify the contractor. Problem is we don't know which contractor caused the damage.
- Miscellaneous File: Matt to look at what is open
- Community Manager Review: Scott to look at Budget Sheet, did not get Financials from Danuta and will create flow chart

Open Discussion:

- Tom suggested \$1K Special Assessment rather than increase Maint. Fees. Tammy & Kinga agreed this would be the better option
- Matt to work with all on punch list of regular Maintenance that should be done annually. Write down any suggestions for him.
- Funeral home tree: Walt spoke w/ owner who prefers his own tree company handle
- New atty said let old atty continue w/ case through end of October involving back maint. fees on C105 after old owner passed, then he will take over in November if still not resolved.

Adjourned at: 7:49 pm – Motion by Matt, 2nd by Kinga