

1/16/24 Key Manor Condominium Association Board of Directors Meeting

Next Meeting 2/20/24 @ N. Meeting Room Key Manor

Called to order: @ 6 pm by Kinga 2nd Tom

Location: Ameri-Tech St. Petersburg Office

In Attendance: Kinga Sojka, President, Matt Martin, Vice President via phone, Tammy Hall, Secretary via phone, Tom Pearson, Treasurer, Arnie sitting in for Scott (Ameritech Property Manager), Jake #203E

Minutes of November 2023 Reading waived: Motion by Tom, 2nd by Kinga

Officer/Manger Communications:

Concerns w/ Unit E101 Tenant. Get Atty involved if need be. Motion by Kinga, 2nd by Tom.

H105 & H205 plumbing issues complete.

North Laundry room light now fixed.

Unfinished Business

- Hole in ground behind Bldg A. \$1,275 Quote. Old cast iron pipe needs to be replaced. Tammy motion to move forward, Tom 2nd. To be done by Drain Team.
- Consider to start the violation letters now on A bldg as the “first” option/paper trail per violation rules and move forward if no changes after X date given. This is the protocol in the R&R’s. Atty says we need paper trail stating violations.

New Business:

- 6 months vs 12 months rental – Kinga, Matt, Tammy & Tom all agreed 12 months for now. Can be brought up in the future for discussion. Will take a lot to make change w/ atty & entire association.
- Board of Directors may only obtain bids/have work completed and expect reimbursement with agreeance by majority prior.
- Bldg G Interior Wire Chute “waste vent pipes” These are what seems to be eroding/corroding apart. – Be proactive on all buildings RE: Scopes, Vent Pipes on wire Chutes, Roof Vents. Motion by Tom, 2nd by Kinga.

Open Discussion:

Jake – Concerns about E101 tenant and has not seen other Associations w/ a 6 moth only rental opportunity

Tammy – A 203 vehicle – broken down but trying to find parts. All agreed to give a little more time.

Tom – reminder 2/20 meeting will be held at Key Manor N. Meeting room – All in agreement.

Adjourned at: 6:27 pm – Motion by Kinga, 2nd by Tom