

12/3/24 Key Manor Condominium Association Board of Directors/Budget Meeting

Called to order: @ 6:07 pm by Walt 2nd Matt

Next Meeting: 1/21/25 at 6pm - Key Manor North Meeting Room

Location: Ameri-Tech St. Petersburg Office

In Attendance: Kinga Sojka, President, Matt Martin via Zoom, Vice President, Tammy Hall via Zoom, Secretary, Walt McCanless, Director, Scott (Ameritech Property Manager), Millie & Simon (F205) Mary Chapman, New Owners H103

Minutes of 10/17/23 meeting waived reading: Approved by all

Quorum Established/Certified.

Waive Reporting Requirements. Approved by all

Budget approved:

- By All
- 4.1% increase

Open Discussion:

- Tom – Water Bill Still ~\$500 over, Spent ~\$6K on grounds last year but majority of expense behind us
- Matt – Expects Increase of 20% for budget next year, made ~ \$3,200 on each of (4) \$50K CD's last year. All Agreed to continue with CD's as we have been for 2025 as of now
- Walt brought up Washers/Dryers – Scott working to obtain new quotes
- Scott to F/U on sending financial in Laymen's terms to Simon, find when cleaners will start, make sure payment booklets get out ASAP
- Many issues discussed re: accounting department at AmeriTech – Overpayments, Resolutions etc
- H103 owners concerned about water coming up through floor/carpet. Will monitor and advise if further issue.

Adjourned at: 6:45 pm – Motion by Scott, 2nd by Kinga, all in agreement