

7/16/24 Key Manor Condominium Association Board of Directors Meeting

Next Meeting 8/20/24 @ N. Meeting Room Key Manor

Called to order: @ 6:00 by Tom, 2nd Kinga

Location: Key Manor N. Meeting Room

In Attendance: Kinga Sojka, President, Matt Martin, Vice President (via phone), Tammy Hall, Secretary (via phone), Tom Pearson, Treasurer, Walt McCanless, Director, Scott from AmeriTech, Angela Unit #105 D Owner

Minutes of June 2024 Reading waived: Approved Kinga, 2nd Walt

Communications:

Tom Treasurer reports water bill ~\$500 higher. E101 had a waterline leak. Will keep an eye on it. Property Mgmt – Pipelining too expensive – All agree to take off of radar as no problems reported. Walt, Director to reach out again to Duke Energy re: light out behind Bldgs C & D

New Business:

- Lawn Contracts – Scott to look at and contact Brad for cancellation date on regular maintenance. We prefer 30-60 day cancellation clause. Massey – Scott will contact re: providing ant control – quote.
- Main Building Water Shut off Valves – Matt will coordinate with Scott to work w/ Drain Team to locate valves
- 2025 Budget discussion – Scott will finalize draft for review

Unfinished Business

- Shop Insurance – need to provide details by EOM August latest to Brokers for marketing efforts. All approve. Kinga to reach out to Franklin, Tammy to reach out to USI, (both to provide w/ Scott Contact info) Scott to find where we are with current Broker.
- Paint Quotes – Currently have quote from Lowes, and Scott will finalize that one as well as obtain 2 others
- Lights in Hallways out Bldgs B & C: All now working per Walt who took care of fixing issue.

Open Discussion:

- D205 – Complaints against children screaming constantly, late hours noise while people are trying to sleep, have been requested nicely by many to desist with no change.
- Updated Wind Mits on Website for any who would like to view/share
- Tree Timming – too many add ons which extra cost money for each trip out. Suggested that we put up list wish list in each laundry room to obtain quotes for all at one time. Work in progress.

Adjourned 6:46 **Motion by** Scott **Approved by** all