

## 8/20/24 Key Manor Condominium Association Board of Directors Meeting

Next Meeting 9/17/24 @ Ameri-Tech Office St. Pete

**Called to order:** @ 6:02 by Kinga, 2<sup>nd</sup> Matt

**Location:** Key Manor N. Meeting Room

**In Attendance:** Kinga Sojka, President, Matt Martin, Vice President, Tammy Hall, Secretary, Tom Pearson, Treasurer, Walt McCanless, Director, Scott from Ameri-Tech, Angela Bellestri, Charlotte Bellestri, Dennis Cunningham, Mary Chapman

**Minutes of June 2024 Reading waived:** Approved Kinga, 2<sup>nd</sup> Matt

### **Communications:**

Tom Treasurer reports water bill ~\$500 higher for second month in row. Will continue to monitor.

### **New Business:**

- Main Building Water Shut off Valves – Scott to obtain another bid to replace, as Original is pricey.
- 2025 Budget discussion – Preliminary thoughts are we may need to increase maintenance fees by 4%-7% depending on insurance costs

### **Unfinished Business**

- Paint Quotes – Lowe's Brothers is best quote w/ 7 year guarantee. \$58.1K including walkways and stairs. Scott will set up zoom meeting & request their current schedule availability. Will also ask if slate grey trim will fade faster or cost more than current blue. All agree to color change pending outcome
- Current Pest Control and Future Ant Control Bids – Scott will keep on top of current pest control company/speak directly with technician as current job not being done properly on pest control and reach out to Mike (past lawn contractor) for his past pest control contractor's contact information. Also will check on possible refund from Massey for current pest control as we paid for a year upfront.
- Tree Trimming – Obtained two bids. Quick Response best at \$8,250. All in favor of moving forward with Quick Response. Scott to schedule.

### **Open Discussion:**

- Angela and Charlotte – Continued complaints against children screaming constantly, late hours noise while people are trying to sleep in Bldg. D. Board agrees this is a problem, however per Scott should be discussed internally as to how best handled and he will personally call offender again.
- Dennis – Continued complaint regarding Lawn Care and Bush trimming down/from wall on Bldg. F. Board agrees this is a problem community wide. Scott to look into options other than current lawn care company.
- Stellar Cleaning – Not doing their job consistently. Scott will put in 60 day notice of cancellation to contract and look for other options. Motion by Walt, 2<sup>nd</sup> by Tom, All in agreeance.
- Scott will make new fliers/have laminated re: pet hair in laundry rooms and "In Case of Emergency" contacts for Ameri-Tech.
- Washing Machine Leases – Scott will obtain bids from other companies if our current will not replace washer/dryers.
- Punch list of regular maintenance plan – all should send thoughts of what to include to Scott who will have his office prepare spreadsheet to update with timeline.

**Adjourned** 7:29 **Motion by** Matt **Approved by** all