

6/18/24 Key Manor Condominium Association Board of Directors Meeting

Next Meeting 7/16/24@ N. Meeting Room Key Manor

Called to order: @ 6:04 by Kinga, 2nd Phil

Location: Key Manor N. Meeting Room

In Attendance: Kinga Sojka, President, Matt Martin, Vice President (via phone), Tammy Hall, Secretary, Walt McCanless, Director, Phil filling in for Scott from AmeriTech, Dennis Cunningham

Minutes of May 2024 Reading waived: Approved by all except "Owners Can allow as many people as they want to live in units". Revised to follow

Communications:

Massey – Kinga to continue follow up. Buying new Washers/Dryers – Buy vs Lease. Phil to let Scott know that all agree to look for new company, but we prefer to Lease vs Buy outright

New Business:

Dog Breeds/ESA – Kinga wants to talk to atty about any requirements we are not aware of. Proof of Insurance? Etc. All approve.

New Laundry Maint. Agreement and cost for new machines – Await Scott to find a company for consideration.

Unfinished Business

Gutter drain/exit spout needs opened: N meeting room drain clogged. Needs to be cut from French Drain over board room. Walt will cut off downspouts.

G207-107 Wire Chute: Matt agreed to see project completely through.

Anti burst hose and draining issues – New Vendor: Scott to get pricing &/or invite to meeting. Scott hasn't heard back – Phil will ask that he follow up. Board does not want to buy new hoses.

Emergency Lights: All now working.

Open Discussion:

Dennis would like option for 2nd rinse on any new washers. Walt would like unit occupancy in Docs vs just application packet. Per Matt, atty says up to Ameri-Tech to update apps on website. Apps currently do not match condo docs. Phil will address with Scott looking toward resolution. Dennis says bush trimming not being done properly. Phil will address with Scott looking toward resolution along w/ leaves on side of N Laundry Room. Tammy mentioned items she would like added to July Agenda.

Adjourned 7:15 **Motion by** Walt **Approved by** all