

3/18/25 Key Manor Condominium Association Board of Directors Annual Meeting

4/15/25 Meeting Cancelled

Next Meeting 5/20/25 (Tentative) @ N. Meeting Room Key Manor

Called to order: @ 6:01 by Kinga, 2nd all

Location: Key Manor N. Meeting Room

In Attendance: Kinga Sojka, President, Tammy Hall, Secretary, Tom Pearson, Treasurer, Walt McCanless, Director, Scott from AmeriTech, Steve Koepsell unit owner 105 & 205 C

Minutes of last meeting reading waived: Approved by all.

Officer/Manager Communications:

Treasurer – Water Bills up and down. Will continue to monitor. Delinquencies to be looked at again at next meeting. May be due to Auto Pay issues and updating information.

Director – Provided estimate for South Compound Fence to be repaired from hurricane damage \$514. Kinga and all in agreement to have repair scheduled.

Per Scott- Violation letters mailed

New Business:

- New 2025 officers elected. Kinga Sojka; President, Walt McCanless; Vice President, Tom Pearson; Treasurer, Tammy Hall; Secretary, Matt Martin; Director
- Tammy to provide Kinga with FHA phone number to find how to have our board approved for this type of loan. From a quick online search, it appears we currently meet all criteria and just need to apply.
- Tammy Agreed to be involved in 2026 insurance alternative markets/brokers contact for us to meet with. Scott to set tickler for late July to start the process.
- Tammy Agreed to have start up spreadsheet for scheduled maintenance (annual, biannual, triannual etc) ready to discuss at next meeting if Matt is not able to provide the comprehensive one he mentioned having made in the past.
- All agreed to delay painting numbers and stripes on parking spaces until after Scott has obtained quotes for paving and will verify when we are due for that maintenance.

Unfinished Business/Open Discussion:

Steve mentioned his concerns re: Sewer/cracked lines? Roots? Units 105 and 107 C most recently affected. Sewage and water came indoors/outdoors. Scott to obtain bids to scope/find possible cracks on B & C Buildings. B may be partially completed.

Adjourned at: 6:34pm – Motion by Scott, all in agreeance