

1/20/26 Key Manor Condominium Association Board of Directors Meeting

Next Meeting 2/1/26 @ Key Manor N Meeting Room

Called to order: @ 6:05 by Matt, 2nd Scott

Location: Key Manor N. Meeting Room

In Attendance: Kinga President; Walt, Vice President; Tammy, Secretary; Tom, Treasurer; Matt Director; Scott from AmeriTech; Mildred & Simon, Vlada

Minutes of last meeting reading waived: by Matt, 2nd Tom

Officer/Manager Communications:

- Treasurer – Water Bill still running high on South Side
- Property Mgr discussed financials – on track, all maint. Fees paid up, discussed stack reserves
- Director – Still looking into laundry issue/quote

Old Business:

- Laundry Machine Status – South Side machine app does not work, no coins, Scott will call Dennis
- Property action list – Scott will send updated list

New Business/Open Discussion:

- Financial Reporting Requirements – Scott reviewed list, Scott to review bids. New in 2025 if over \$200K in reserves, must hire CPA to review. Scott to obtain bids
- Scott getting bids for tree removal
- **Will consider reserves for stack repair – must be added at next budget meeting as line item – keep in minutes as reminder. Scott will get quote from PRS, copy entire board**

Open Discussion

- Vlada and Kinga want to keep large tree by n meeting room. Scott thinks we can get away with it for a few more years before it becomes a plumbing issue and another sidewalk issue. All would like to keep until we no longer can
- RE: Letters to 201B (Vacancy), 201C (Blinds), (105C Curtain)
- CD's still in effect – have gained 16K interest since last check
- Can't give Simon key to community room as sensitive documents stored there right now – may be discussion later on how to accommodate him

Adjourned at: 6:58 pm – Motion by Kinga, 2nd by Matt