

## 2/17/26 Key Manor Condominium Association Board of Directors Meeting

### Next Meeting 3/17/26 @ Key Manor N Meeting Room

Called to order: @ 6:02 by Matt, 2<sup>nd</sup> 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, Bldg F, Jenny Bldg C, Gabby Bldg B

Minutes of last meeting reading waived: by Matt, 2<sup>nd</sup> Tom

#### Officer/Manager Communications:

- Treasurer – Water Bill still running high on South Side ~\$500 over and North Side ~\$100 over YOY
- Property Mgr – Deb waiting for notice on CD's. Have gained appx \$20K interest overall. 4 people have outstanding maint. fees due as of this date

#### Old Business:

- Laundry Machine Status –Tabling coin op status for now. Old machines in junk room. We are not paying for service. If not picked up this Spring, will be sold for Key Manor funding.
- Property action list – Scott will send updated list with strikethroughs of items taken care of
- Financial reporting bids – Scott working on and will provide. Must have prior to 2027, then can waive biannually.

#### New Business/Open Discussion:

- **New Sod quote to cover tree removal spots from Brad – address again in May when grass has had some time to grow.**
- Sewer Lining – Scott and Matt will work together to obtain firm pricing for inspection and what we will receive for the money spent.
- **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

- Letters regarding black/brown window treatments to be sent
- Start thinking about how to best obtain new board members and avoid receivership

Adjourned at: 6:58 pm – Motion by Scott, 2<sup>nd</sup> by Kinga