Key Manor Condominium Association, Inc

Minutes for Meeting Tuesday

July 20,2026

Meeting was called to order by Scott at 6:11 pm

Roll call/quorum was established with five members present; Scott Vignery, Walter, Kinga Sojka, Matt Martin, and Jennifer Glover.

Because it had been several months since we met last, due to lack of members, there are no minutes to read.

Financial report was presented by Scott, and there were no increases as of yet.

Old Business

- Sewer line video inspection:
  Matt explained that we got an estimate of $375,000 to view the sewer lines for the entire complex. However, it is a possibility that while flushing the pipes it could cause further damage or rupture of the pipes which could not be repaired by this company it was determined to put this matter on hold for now.
  Amendment:
  Matt explained that we got an estimate several years ago of $375,000 to reline the sewer lines for the entire complex. However, it is a possibility that while descaling the pipes it could cause further

damage or rupture the pipes which could not be repaired by this company it was determined to put this matter on hold for now.

- Property Maintenance
  Walt discussed that he had been overseeing removal of brush from under the Banyan tree in the north apartments. Scott and Matt also discussed about the timbers that needed proper stabilization around the planter.

New Business

- T Mobile
  spoke with a representative from T-Mobile about running a cable to each building to allow for options of Internet service. This would provide a non-sharing network advantage to each tenant. The cable bundle would be run 18 inches underground with aid of GPD to a main cabinet in which would be run to smaller boxes buried near buildings. Conduit would be run alongside the building for unit access. The main work would take approximately three days and would be available to use approximately six weeks after installation. The details of monthly payment for service are still being negotiated. After revealing the details motion to move forward on the T-Mobile project was made by Kinga motion voted in by all members present.

- Cleaning Review:
  after several recent complaints about the cleaning crew for the stairwell in each building, we have discussed whether to get a new company in. Kinga to get an estimate from at least two other companies while we test out the new employee for the existing company.

- Sidewalk Cleaning:
  Matt gave a report about the sidewalk cleaning/restoration. He said that the project requires not only cleaning, but also a penetrating sealer to

prevent further staining and breakdown of the concrete. Scott said he would follow up after receiving a quote for this project.

- 2027 Budget Discussion:
  proposed budget was presented for 2027. There were no increases as of yet.

- Open Discussion:
  Walter shared pictures of the rooftop of the buildings to verify which shape they were in.

  Brief discussion about large dogs in the complex in lack of owner responsibility like cleaning up after pet.

  Meeting adjourned at 7:30 by Scott and Matt.