Key Manor Condominium Association, Inc

Minutes for Meeting Tuesday

September 15, 2026

Meeting was called to order by Walt at 6:00 pm

Roll call/ Quorum was established with five members present; Scott Vignery, Walter Vice President , Kinga Sojka President , Matt Martin, and Jennifer Glover interim secretary.

Financial report was presented by Scott only discussion that arose was about our insurance policy coming up for renewal in November and whether or not to continue with the AI scribe for the minutes.

Old Business

- Sewer line video inspection:
  No new developments as of yet but need to keep on the agenda for further review

- Property Maintenance
  Walt, Scott, and Kinga walked the property on September 14, only issue to arise was a few shrubs that were too close to the buildings and a few low hanging tree limbs.

- Board CE: Scott to send links for the class. Walt and Matt already have hours completed.

New Business

- T Mobile:
  The property has been marked for work to be done, however it has been several weeks since the markers had been placed and many of them have been removed and Matt made them aware of the situation. T mobile originally stated that work would begin mid September.

- Cleaning review:
  New company started, all members are satisfied with their work, however Walt noticed a little soap residue left after the cleaning. Kinga to follow up with company.

- Sidewalk Cleaning:
  Very short discussion and should be revisited, needs a sealer after cleaning to keep further mineral deposits from staining sidewalks.

- 2027 Budget Discussion:
  Proposed Budget was presented for 2027; approval to come in October after reviewing insurance estimates

- Open Discussion:

Short review and discussion about plumbing issues in building E concerning repairs and invoice. Further investigation is necessary before action is taken.

- Matt made a motion to allow Jennifer Glover to fill Tammy's place as interim secretary until officially voted in. Motion carries and will revisit next month.

Meeting adjourned at 7:00 by Scott and Matt