

Kilbourn Tower Condominium Association, Inc.

MINUTES

Board of Directors Meeting

July 22, 2026, 4:00 p.m.

Rendezvous Room and Teams

I. Call to Order

Girish Shah called the regular meeting to order at the KT Rendezvous Room on July 22, 2026 at 4:05 p.m.

a. Attendance:

- 1) Girish Shah (virtual), Diana Nickerson, Mary Fertl, Jackie Malotky, and Jon Brakke
- 2) Brandon Grosz and Bryant Zimmermann of Founders 3 Management Company
- 3) Residents Les Vowell, Joe Manone (virtual), Dan Layden (virtual) and Don Zien were also present

II. Approval of Board Meeting Minutes

- a. Diana Nickerson moved to approve the June 24, 2026 Minutes, seconded by Jon Brakke, unanimously approved by the Board

III. KT Monthly Operations Update

a. Treasurer's Update

- 1) Financial Statement

b. Operational Update

- 1) Pieper Power – Generator Heater Block
Jackie Malotky moved for the approval of the Proposal dated May 21, 2026 for the Block Heater Repair for \$2,839 to be funded from Operations,
seconded by Jon Brakke, unanimously approved by the Board
- 2) Access It! Support Agreement
Jon Brakke moved for the approval of the Proposal dated July 13, 2026 for the Access It! annual Support Agreement for \$1,220 to be funded from Operations,
seconded by Jackie Malotky, unanimously approved by the Board
- 3) ACC Outside Advisor
Tabled to next month so that additional consultants could be considered
- 4) After-Hours Security/Key Café/ButterflyMX Update
- 5) Revolving Door Update
- 6) Fire Jockey Pump Update and Fire Watch Guard
- 7) KEI – Landscaping Update

- c. Maintenance Update
 - 1) Leaks
 - 2) Façade Inspection
 - 3) Cooling Tower Distribution Box Replacement
 - 4) Chiller Update
- d. Management Update
 - 1) Social Events/Group
 - 2) Hallway Lights and LED Garage/Trash Room Lights
 - 3) Fob Audit

IV. Next meeting

August 26, 2026

V. Adjournment

Meeting adjourned at 5:00 pm

VI. Closed Session