KANE PLACE CONDOMINIUM ASSOCIATION, INC.
ASSOCIATION BOARD MEETING
AGENDA - Page 1 of 2

DATE: May 27, 2026
TIME: 08:00 P.M.
WHERE: Via teleconference

I. Call to Order

- 08:05 pm

- Attendance:
  - Matt Reas
  - Jack Toner
  - Sheeva Shabahang

II. Review of prior board meeting minutes – 4-22-2026

- Motion to approve minutes by Sheeva and seconded for approval by Matt

III. Homeowner Matters

- Homeowner volunteer committee improvements to the front yard - mulch change, flower planting, etc.

IV. Financial Status

Account	Current Balance	Balance change, March to April	April Monthly Expenses	2026 YTD Expenses	2026 Budget
Checking Account	$7,697	$1,541	$20,413	$54,275	$186,912 (includes $72,000 reserve transfer)
Reserve Account	$80,711	$12,094	$2,734	$15,096	

V. Old Business

- Condo Document legal review - Condominium governing documents review and recommendation letter was received from Kaman & Cusimano on Dec 9, 2025. During

prior meetings, the board considered some of the recommendations worthy of implementation.

- Condo Document revisions - Proposal and price estimate received from Kaman & Cusimano (L. Chartre) on Feb 14. Estimated price: $8,750. Includes:
    - Prepare a new Amended and Restated Declaration
    - Prepare an Amended and Restated Bylaws—removing all of the outdated and irrelevant language, updating the legal references.
    - Initial drafting and one round of questions/changes from the Board
    - Prepare declaration/bylaw amendment voting forms to present to the owners.
    - Update Executive Summary once the owner vote on amendments is successful.
    - Additional $1,000: Assist with the Statutory Reserve Account termination statement.
- Deferring vote until the transfer of funds from the sale of Unit I is finalized

- Basement column repairs
    - Matt to request revised quote to include permitting and repair per engineer's suggestion
- Masonry Quote
    - Vote deferred until transfer of funds of Unit I sale
- Fence Quotes
    - Vote deferred until transfer of funds of Unit I sale
- Key pad replacement on front door - quote from Whitlows
    - Vote deferred until transfer of funds of Unit I sale

VI. New Business

- Unit I Sheriff's Sale
    - Confirmation of sale complete with receipt of the change in deed. Funds have not yet been transferred.
- SJS reached out inquiring as to whether we'd like a roof inspection
    - Matt to follow up with Hunt Management about getting a quote
- Jack Toner for board member motion to approve by Sheeva and seconded for approval by Matt

VII. Such other business as may have come before the Board

- Next Board Meeting
    - June 17, 2026 @ 8:00 PM

VIII. Adjournment at 08:30 PM