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  - Prepare an Amended and Restated Bylaws—removing all of the outdated and irrelevant language, updating the legal references.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

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

DATE: April 22, 2026
TIME: 08:00 P.M.
WHERE: Unit K, via teleconference

I. Call to Order

- 08:15 pm
- Attendance:
  - Nick
  - Matt
  - Sheeva

II. Review of prior board meeting minutes – 3-24-2026

- Motion to approve minutes by Nick and seconded for approval by Sheeva, all were in favor

III. Homeowner Matters

- n/a

IV. Financial Status

Account	Current Balance	Balance change, March to April	March 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.

VI. New Business

- Basement column repairs
    - Request revised quote to include permitting and repair per engineer's suggestion
- Funding Plan Resolution reviewed
    - Nick motioned to approve, Matt seconded, all in attendance voted to approve
- Fireplace Resolution
    - Nick motioned to approve, Matt seconded, all in attendance voted to approve
- Parking Resolution
    - Nick motioned to approve, Matt seconded, all in attendance voted to approve
- Unit I Sheriff's Sale
    - Confirmation sale was postponed due to clerical error, now scheduled for April 27
- Masonry Quote
    - Vote deferred until confirmation of Unit I sale
- Fence Quotes
    - Vote deferred until confirmation of Unit I sale
- Key pad replacement on front door - quote from Whitlows
    - Vote deferred

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

- Next Board Meeting
    - May 27, 2026 @ 8:00 PM

VIII. Adjournment at 09:20 PM

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

DATE: March 24, 2026
TIME: 7:30 P.M.
WHERE: Unit F and via teleconference

I. Call to Order

- 7:37 pm

- Attendance:
  - Nick
  - Beth
  - Matt
  - Sheeva
  - Ashley (Unit L)

II. Review of prior board meeting minutes – 2-3-2026

- Motion to approve minutes by Nick and seconded for approval by Beth, all were in favor

III. Homeowner Matters

- Recent unit sale was not able to secure financing due to mortgage warrantability issues related to unaddressed critical repairs to the structure. Masonry and basement pillar are the two primary areas of concern.
  - Basement pillar:
    - Issue was flagged by the financing agency in prior board meeting minutes, which discussed prior recommendations from Unit I owner and RCL to repair damage to a concrete pillar in the basement below Unit I.
    - Board has a quote for investigation and design services from RCL
    - The HOA will attempt to get additional quotes for design and execution of basement pillar repairs.
    - Contracts will be executed as soon as possible.
    - Repair is a priority, so reserve funding will be maintained in order to complete this project as soon as possible.
  - Masonry:
    - Various current issues were flagged by financing agency in the 2025 HOA Reserve Study. Masonry issues were determined to be a critical repair.
    - Board has previously received quotes for tuckpointing and other masonry repairs.

- Masonry contractor Holton Brothers was on site March 24 to provide additional advice on masonry repairs. Board will consider recommendations to develop a scope of work that addresses apparent critical issues.
- The entire project cost likely cannot be funded with current reserve balance.
- Higher HOA dues in 2026 and outcome of Unit I foreclosure sale may allow for this to be funded in 2026. Execution may depend on contractor availability.
- Options to fund project:
  - Phased work over multiple years
  - Contractor-provided financing
  - Private loan (unlikely)
  - Special assessment

o Kaiman and Cusamano has been engaged to look into the warrantability situation and advise on potential remedies, such as appeal to financing agency.

IV. Financial Status

Account	Current Balance	Balance change, January to February	February Monthly Expenses	2026 YTD Expenses	2026 Budget
Checking Account	$13,886	$6,002.03	$9,166	$17,424	$186,912 (includes $72,000 reserve transfer)
Reserve Account	$65,851	$175	$0	0	

V. Old Business

- Funding plan

- 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.

VI. New Business

- Unit I Sheriff's Sale - scheduled for March 23, outcome unknown, waiting on update from Kaman & Cusimano

- Tax filing - payment for service contractor for provider - Nick motioned to approve, Matt seconded, all voted to approve

- 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.
    - No vote taken.

- Consideration of cleaner contract to be replaced with homeowner volunteers
    - Follow up with cleaning company to inquire about performance

- Landscaping committee of homeowner volunteers to be led by Beth

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

- Next Board Meeting
    - April 14, 2026 @ 8:00 PM in Unit K

VIII. Adjournment at 08:40 PM

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

DATE: February 3, 2026
TIME: 7:30 P.M.
WHERE: via teleconference

I. Call to Order

- 7:33 pm
- Nick, Beth, Matt, and Sheeva in attendance

II. Review of prior board meeting minutes – 12-17-2025

- Motion to approve minutes by Nick and seconded for approval by Beth, all were in favor

III. Homeowner Matters

- N/A

IV. Old Business

- Edits and revisions to be made to fireplace usage and parking lot policies and sent to K&C
- Kaiman and Cusimano board docs review
    - Board members to draft declaration and by-law amendments suggested by K&C
    - Get estimate from K&C for suggested modernization of HOA docs

V. New Business

- Nick to get updates on sheriff's sale date
- Project financing
    - Waiting on the outcome of unit I

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

- Next Board Meeting
    - March 24, 2026 @ 7:30 PM

VIII. Adjournment at 08:28 PM