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

DATE: July 22, 2026
TIME: 08:00 P.M.
WHERE: Via teleconference

I. Call to Order

- 08:08 pm

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

II. Review of prior board meeting minutes – 5-27-2026

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

III. Homeowner Matters

- Exterior spigot isn't working for watering outdoor plants
- Hunt to follow up with unpaid HOA fees

IV. Financial Status

Account	Current Balance	Balance change, May to June	June Monthly Expenses	2026 YTD Expenses	2026 Budget
Checking Account	$178,942	+$168,404	$11,124	$78,329	$186,912 (includes $72,000 reserve transfer)
Reserve Account	$93,012	+$6,122	$0	$0	

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    - Prepare an Amended and Restated Bylaws—removing all of the outdated and irrelevant language, updating the legal references.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.
- Motion to approve $8,750 estimate by Sheeva, seconded for approval by Matt

- Basement column repairs
    - Hunt Management following up to get requested permitting and plans
    - HOA requesting Hunt Management for additional quotes
- Masonry Quote
    - Request updated quote for board to review
- Fence Quotes
    - Vote deferred until other quotes and projects are received and reviewed
- Key pad replacement on front door - quote from Whitlows
    - Request updated quote for board to review
- SJS roof inspection approved by the board

VI. New Business

- Unanimous vote to make Matt HOA president; unanimous vote to make Jack HOA treasurer
- Leveraging Hunt Management for better use of their services
- Changing HOA Fee
    - Jack to review our budget and funding plan to reconsider HOA fee now that we've received funds from the sale of Unit I

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

- Next Board Meeting
    - August 12 @ 8PM

VIII. Adjournment at 09:03 PM