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

DATE: August 26, 2026
TIME: 08:00 P.M.
WHERE: Via teleconference

I. Call to Order

- 08:05 pm

- Attendance:
  - Matt Reas
  - Jack Toner
  - Beth Healy

II. Review of prior board meeting minutes – 7-22-2026

- Motion to approve last months minutes by Matt and seconded by Beth

III. Homeowner Matters

- Lock box being actively worked on and Hunt had someone out today to work on it.
- Discussed any delinquent dues off record

IV. Financial Status

Account	Current Balance	Balance change, June to July	July 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.
    - Hunt was requested to initiate the process for getting the documents and has not gotten back to the board yet. Matt to follow up
- Basement column repairs
    - Hunt is working on getting an engineering report for the companies who will potentially do the repairs
- Masonry Quote
    - Hunt is still waiting on a quote from Mudjackers. We have a valid quote from Holton
- Fence Quotes
    - Vote deferred until other quotes and projects are received and reviewed
- Key pad replacement on front door - quote from Whitlows
    - Hunt is in the process of getting these. Will vote on over email once the board receives them
- Jack reviewed the dues and how they could potentially change
    - Jack went through a document he created with the possible scenarios. The group agreed to vote next month on whether to lowering the due, by how much, and when it would take affect

VI. New Business

- All approved Matt buying a new weed whacker

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

- Next Board Meeting
    - September 22 @ 8PM

VIII. Adjournment at 08:40 PM