Kane Place Condominium Association
Annual Meeting Minutes Draft
Wednesday, November 1, 2023
1841 N. Prospect
Milwaukee, WI

Call to order/Attendance
Call to order at 6:40 pm

- Confirmation of Quorum
- In person attendance:
  - Units B, C, E F, J, K
  - Wayne Grabowska Representative from Hunt Management Incorporated
- By proxy:
  - Units A, H, M, and N
- Confirmation of Quorum

Approval of 2022 Annual Meeting Minutes
2022 Annual meeting did not reach a quorum so no minutes available to approve.

Financial Review

- Year to Date Financial Review
  - Financials included in packet and there were no questions.
- 2024 Budget Discussion
  - Budget included in packet and discussed.
  - Raising insurance deductible to lower premium was discussed.
  - Milwaukee is likely to raise water/sewer fees in 2024 by 10%.
  - Dues $500 per month per unit was discussed and will start January 1, 2024
  - Utility fee $144 per month per unit was discussed and will start January 1, 2024

Elections

- The property manager tallied votes:
  - Nick, Beth, Sheeva, and Nataliya are officially voted onto the board. We thank Jack Toner for also running for the Board.
  - Positions selected for officers:
    - Nick President, Beth Vice President, Sheeva Secretary, Nataliya Treasurer

Old Business

- Masonry
  - Completed pillar project, historical tax credit was approved.
- Boiler
  - Water treatment system and operator in place.
- Downspouts and heat tape replacement was completed.
- Transition to new management company was discussed.

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- Hunt Management Incorporated, Property Manager Wayne Grabowska

New Business

- Insurance discussion
  - Change to higher deductible of $25,000 to lower premium costs was approved.
  - Recommendation for owners to consider having loss assessment coverage insurance minimum if not already part of their HO6 Policy to be added for up to $25,000. Notice will be sent to owners was drafted by the Board.
- Future Projects
  - Landscaping
    - Committee created = Heather, Beth, and Sheeva
  - Stain doors, paint windows to be looked at for 2024.
  - Update welcome packet to be worked on by Heather.

Homeowners Concerns

- Parking – was discussed and the damage to vehicles being broken into.
- Window replacement needed for Unit I. Nick to be contact owner via email regarding open window/ broken window issues.

Adjournment

Adjournment at 7:55 pm

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