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

DATE: December 17, 2025
TIME: 7:30 P.M.
WHERE: via teleconference

I. Call to Order

- 7:37 pm
- Nick, Beth, Matt, and Sheeva in attendance

II. Review of prior board meeting minutes – 10-15-2025

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

III. Homeowner Matters

- Vandalism of Unit A porch window
- Frozen pipes in Unit I bathroom

IV. Financial Status

- November 2025 Accounting Update

Account	Current Balance	Balance change, September to November	November Monthly Expenses	2025 YTD Expenses	2025 Budget
Checking Account	$2,163	$1,041	$11,123 (includes $2,733 reserve transfer)	$122,964 (includes $13,133 reserve transfer)	$143,132 (includes $34,800 reserve transfer)
Reserve Account	$58,692	$1,421	$0	$5,300	

V. Old Business

- Fireplace usage policy
  - Draft policy previously presented
  - K&C is in process of reviewing the draft policy for suggested revisions
  - Table further discussion until next meeting
- Parking lot usage policy

- Draft policy presented by Nick
- K&C is in process of reviewing the draft policy for suggested revisions
- Table further discussion until next meeting

- Following up on Homeowners meetings, sending out invites to HOA Board Meetings to all unit owners

VI. New Business

- Project financing
  - Researching loans for reserve study projects (ie facade work)
- Kaiman and Cusimano board docs review - to be discussed next board meeting

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

- Next Board Meeting
  - February 3, 2026 @ 7:30 PM

VIII. Adjournment at 08:30 PM