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

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

I. Call to Order

- 08:09 pm

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

II. Review of prior board meeting minutes – 09-22-2026

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

III. Homeowner Matters

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IV. Financial Status

Account	Current Balance	Balance change, July to August	August Monthly Expenses	2026 YTD Expenses	2026 Budget
Checking Account	$171,342	+$3601	$15,575	$93,904	$186,912 (includes $72,000 reserve transfer)
Reserve Account	$117,286	+$6,143	$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 is still waiting on Kaman & Cusimano to follow up
- Basement column repairs
    - Hunt submitted request and an engineer is due on sight on October 8; we can approve quote for repair after we obtain the drawings/documents
- Masonry Quote
    - Hunt is still waiting on a quote from Mudjackers. We have a valid quote from Holton
    - Matt to follow up with another contractor for pricing
- Fence Quotes
    - Vote deferred until other quotes and projects are received and reviewed
    - Hunt is working with Abbotsford for approval
    - Badger Fence is the associations preferred quote
- Key pad replacement on front door - quote from Whitlows
    - Quote was approved, and Hunt has followed up to schedule installation
- Based on Jack's financial analysis, the HOA can lower fees $100/month and still plan around the Reserve Study successfully
    - Motion to approve by Sheeva, unanimous approval

VI. New Business

- Insurance renewal
    - Motion to approve by Matt, seconded by Sheeva and Beth
- Annual Homeowners Meeting - tentatively October 26 or November 2

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

- Next Board Meeting
    - October 21 @ 8PM

VIII. Adjournment at 08:44 PM