

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**OF**  
**KEY WEST CONDOMINIUM HOMEOWNERS ASSOCIATION**

**May 22, 2013**

A meeting of the Board of Directors of the Key West Condominium Homeowners Association (the Association) was held on Wednesday, May 22, 2013 at 15305-H Diamond Cove Terrace, Rockville, Maryland 20850.

Call to Order

Fran Glavan, President of the Association, called the meeting to order at 7:00 p.m. and declared that a quorum was present in that the following directors were present:

Joanne Berry  
Fran Glavan  
Peggy King  
Mary Nekola

Residents attending included:

Kseniya Saini and Dmitriy Minin, 15308-B  
Elwin Jones III, 15311-O

Also present: Dale Roan, Main Street Property Management Company, Terri Roney, Manpower, Recording Secretary.

Minutes

Mary moved to accept the Minutes of the April 24, 2013 Board Meeting as submitted; Joanne seconded the motion, and it passed unanimously.

Pit Bull Rule

The Board reviewed the pit bull rule that was tabled at the April 24, 2014 Board meeting, and Fran announced that the Board revised the proposed rule to eliminate the reference to mixed breeds. The revised proposed rule now pertains to pure breeds only. Fran reiterated that while no one on the Board believes that pit bulls are inherently dangerous, the Association's attorney has recommended this action to protect the Association, its Officers and its residents from any liability resulting from an injury caused by a pit bull that is owned by a resident, on the grounds of the community.

Trey spoke against the rule citing lack of specific information on the liability issue and he also believes the rule is discriminatory in that it discriminates against an individual who wishes to purchase a unit in the community if they own a pit bull. Kseniya and Dmitriy also spoke against the rule citing the lack of information that clearly and specifically explains the Association's liability.

The Board tabled action on the proposed Pit Bull Rule until the July Board meeting. Fran will invite the Association's attorney, Jack McCabe, to attend and explain the rationale behind the need for this rule.

#### Painting of Buildings

Chesapeake Finishing was awarded the contract to paint the buildings, and Management is waiting to learn of a start date. Signs will be posted in the buildings to alert residents. Management will send letters to those companies that submitted bids but were not awarded the job.

Trey brought up an issue regarding damage in his unit on April 16<sup>th</sup>. He reported the issue to Main Street and is upset with the lack of response and follow-up on their part. He suggested that the Board make a change in management companies.

Fran advised that she personally met with Main Street to discuss the response, and the Board met in private session to discuss the matter. The Board is taking no action at this time but is moving forward and continuing to assess the situation. There is a lot involved in changing management companies.

#### Sidewalk Repairs

The Board reviewed the proposals for sidewalks repairs. Management is waiting for a third quote. The Board will defer action until the additional quote is received.

Fran advised that the Board and/or Management does its due diligence when hiring outside contractors by checking with the Better Business Bureau, checking references and performing internet searches. Management also advised that contractors have to be licensed in the State of Maryland and have to be insured for \$1million.

#### Stair Tread

The quote from L&L Rail and Fence to repair the stair treads was reviewed. Fran advised that all of the stair treads in the community are being replaced. Two are completed. The Board is trying to do an entire building at one time so that they all match.

#### Towing

Fran will accompany Management and G & G Towing when the new towing signs are installed.

#### New Homeowner

There is a new homeowner, Meredith Johnstone at 15306-I.

#### Financials

Management will research the increase in the telephone expense. Fran explained that the telephone expense is for the sprinkler system, which automatically calls the fire department when they go off.

#### Landscape Proposal

The Board reviewed the proposal from the landscaper. Mary moved to approve proceeding with the items selected from the list recommended by the landscaper; Peggy seconded the motion and it passed unanimously.

### Other

Trey asked about the receipt he submitted in the amount \$4500 for the floors. Management will follow-up.

The issue of installing containers for pet waste was discussed. The issue has been researched and Fran reported that it will cost the Association approximately \$1,000 a month to have the containers installed and for maintenance, i.e., bag refills and hiring someone to collect and dispose of the waste. The Board acknowledged the problem of residents not cleaning up after their pets and will continue to research the feasibility of installing the containers. They will also look at ways to reach out to residents and ask them to do their part to keep the community clean, including cleaning up after their pets.

Joanne moved to adjourn the meeting at 9:25 p.m.; Peggy seconded the motion, and it passed unanimously.