

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**OF**  
**KEY WEST CONDOMINIUM HOMEOWNERS ASSOCIATION**  
**JULY 18, 2013**

A meeting of the Board of Directors of the Key West Condominium Homeowners Association (the Association) was held on Wednesday, July 18, 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 7:01 pm and declared that a quorum was present in that the following directors were present:

Joanne Berry  
Fran Glavan  
Peggy King  
Mary Nekola  
Melanie Fitzgerald

Residents attending included:

Dmitriy Minin & Kseniya Saini of 15308-B  
Trey Jones of 15311-O

Also present: Dale Roan, Main Street Property Management Company, John McCabe, the association's attorney from Chen & McCabe, LLC

Pit Bull Rule

Fran Glavan introduced the Association's attorney John McCabe of Chen & McCabe, LLC and he summarized the legislation about the pit bulls. Mr. McCabe said the Association has liability if a pit bull injured someone and if the Association does not restrict them, the owner of the injured party can sue the Association. This covers different types of pit bulls.

A request was made to reconsider the rule, because it does prohibit new residents to own pit bulls.

A debate occurred between the residents on whether the owners of a pit bull should have to put muzzles on them. Mr. Jones suggested that to avoid prohibiting pit bulls, he would go along with a muzzle, but doesn't like it.

Mary made a motion to have the pit bull rule changed to add a leash and muzzle in lieu of banning them, Melanie seconded and all approved.

## Minutes

The June 2013 minutes were reviewed and Melanie moved to approve them, all agreed

## Painting

Mary reminded Management there is a hole in the siding.

## Sidewalk

Fran made note about the sidewalk repair

## Towing

Fran reviewed the signs and noted that wording was not correct. Management notified G&G and then contacted Consumer Protection which said signs are incorrect. Management notified G&G of the problem and they were to discuss the changes with Consumer Protection.

A discussion was held on thee contractors vehicles parked on lot. Mr. Jones recommended all contractors vehicles be towed.

## Late Fees

15309-A requested that the late fee they received be waived. Mary made a motion to waive the late fee, Peggy seconded, all approved.

## Doggie Stations

Mr. Jones stated that Decoverly has poop bags and one person picks theirs up. He requested that Key West do the same. Fran recommended the janitorial contractor to pick theirs up in lieu of their contractor.

The Board asked Management to obtain prices for the doggie station with a trash can.

## Stairs

15308-B had a concern about stair steps. Management told them that all of the stairs treads would be replaced shortly.

## Other

Board requested a product cleaner for concrete, but does not cause a slipperiness and also seals it.

The meeting was adjoined at 820pm