

RAILWAY CONDOMINIUM ASSOCIATION, INC.
ORGANIZATIONAL BOARD OF DIRECTORS MEETING
520 Southard Street, Key West, Florida
and via Zoom
Monday, February 13, 2024

1. CALL TO ORDER

President Richard Kellough called the Annual Meeting to order at 6:10 p.m.

2. DETERMINATION OF QUORUM

Jasmine Davis, Janet Muccino, and William “Buzzy” Wild were present. Julie Brown and Richard Kellough were present via Zoom. A quorum was achieved. Operations Director Laurie McChesney and Jose Wenzel were present, and Property Manager Renee Tompkins was present via Zoom on behalf of Management.

3. PROOF OF NOTICE

Proof of meeting notice was provided by an affidavit signed by Community Association Manager Matthew Greenblatt.

4. APPROVAL OF PRIOR MINUTES

Janet Muccino moved to approve the Annual Meeting minutes from February 13, 2023. Richard Kellough seconded. The motion was approved unanimously.

5. ELECT OFFICERS AND APPOINT COMMITTEES

The Board of Directors unanimously approved the following slate of officers for the 2024 Board of Directors:

Julie Brown – President
Jasmine Davis – Vice President
Richard Kellough – Treasurer
Bill “Buzzy” Wild – Secretary
Janet Muccino – Director

The Board of Directors appointed the following to continue as liaisons to their respective committees:

Janet Muccino - Landscaping Committee

President Julie Brown asked if they needed a Fines Committee. No board member can sit on the committee so Julie asked the board members to ask other owners if they would volunteer.

6. UNFINISHED BUSINESS

Janet Muccino had a list of topics to discuss.

1. Scheduling the tree trimmer before the start of Hurricane Season on June 1. She will contact Limb Walkers and set it up.
2. Janet met with John Shaw from the Steamplant and Karen DeMaria with the City Tree Commission about the buttonwood tree roots which are overgrown and need to be trimmed. A permit will be needed to do the trimming.

3. Janet asked when the pressure washing would be scheduled. It was noted that Excel has incorporated pressure washing into the contract price so it won't cost additional monies to have it done. Sidewalks are a priority.
4. The Board discussed insurance, which has increased substantially, and the possibility of getting another carrier with better rates. Renee Tompkins said she would reach out to Elizabeth Freeman with Porter Allen, and Jose Wenzel said he would reach out to Amanda or Richard with USI to see about getting other options.
5. Janet noted that the parking lot should be restriped.
6. The stairwells were discussed and if there have been any inspections to evaluate them for spalling. Jose Wenzel said he would contact Sharp's Edge, a concrete contractor, to look at them. This is a priority.

The Board of Directors discussed cameras and asked Richard Kellough if he had met with Brad Nye with Protection Plus. Renee Tompkins noted that Brad had given them a quote in 2022 for \$4,249.90, which included 8 cameras, new DVR, wiring, and labor. Brad told Renee that he would honor the quote. Currently, there are 5 cameras with only 3 of them working. The Board will continue to discuss the subject and if it is a priority at this point in time.

Jasmine Davis noted that it has been 9 years since Railway was painted, and that 10 years is the maximum time that should elapse. The project cost \$80,000 last time and is paid out of reserves. The Board agreed they need to schedule it and will wait until after hurricane season.

President Julie Brown opened up the discussion about the rental units that are not paying their dues and noted that the City of Key West has not been helpful in enforcing the Workforce Housing rules saying it is an association issue. She will contact Commissioner Jimmy Weekly and Mayor Teri Johnston to see if they can reach out to Tina Burns, Director of Housing and Community Development, for assistance. Renee Tompkins reported that two units (B404 & C101) have not sent any payments.

C101 received a Notice of Intent to File A Lien on January 19, 2024, from the association's legal counsel has until March 4, 2024, to respond to the notice and bring their account current. B404 received a Notice of Intent to File A Lien on January 18, 2024, from the association's legal counsel and has until March 3, 2024, to respond to the notice and bring their account current.

7. NEW BUSINESS

There was no new business to discuss.

8. ASSOCIATION MEMBER INPUT

Julio Torrado, who works for Keys Energy, noted that the annual Keys Energy Tree Giveaway will take place on Saturday, April 20, and that each person can get two trees. The Board thanked Julio and will take advantage of the giveaway.

9. ADJOURNMENT

President Julie Brown made a motion to adjourn the meeting. Willam Buzzy Wild seconded. The motion was approved unanimously. The meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Reneé Tompkins
Community Association Manager

Approved