

## **Regency Isle Condominium Association Board of Directors Meeting**

**Saturday, October 24, 2009, 9:00 AM**

**Call to Order:** The President, Noel Daniels, called the meeting to order at 9:00 AM.

**Establish Quorum:** The following directors were present representing a quorum – Noel Daniels, Nelson Morrison, Tommy Hardy, Ken Graves, and Gary Reno.

**Proof of Notice:** The notice of the meeting was posted in all elevators, the web-site, and the office bulletin board in accordance with Alabama Law and the condominium documents.

**Disposal of Unapproved Minutes:** The Board of Directors meeting minutes for July 3, 2009, were presented for approval. A motion was made to approve the meeting minutes. The motion was seconded and approved by all present.

**Financial Report:** The Treasurer, Tommy Hardy, gave the report. Several owners are delinquent in payment of the special assessment or the monthly assessment. The CPA is working with an attorney to notify the delinquent owners that if this is not corrected they will be foreclosed. Otherwise, the financial outlook for Regency Isle is very good.

### **Old Business:**

- A. The 1206 balcony planter area was opened for discussion. Nelson Morrison stated that Mr. Pendley should be allowed to proceed with his request to install a sump pump in the area, but per the letter from the association's attorney, he must sign a waiver for the liability of the planter area for any future damages that may be caused from the planter area. Mr. Pendley refused this offer and stated that this Board had previously approved the planter area. He was advised that there is no documentation, whatsoever, to substantiate that statement in the minutes (dating back to 2006). After additional conversation Nelson Morrison made a motion that this item be tabled for an Executive Session to immediately follow all other business presented before the Board. Ken Graves seconded the motion and was approved by all present.

- B. The asphalt sealing on the ground floor was discussed. It was agreed that we are no closer to a solution than when we began. There have been numerous attempts to correct the problem with different sealers from several vendors. Nothing has worked so far. The only solution is to have the area stripped and pour concrete on the ground floor. This would be extremely expensive and will not be considered until a later time. This item will be taken off the agenda so no additional time will be spent.
- C. The south balcony door replacement project has started. There will be approximately five (5) doors replaced per month until all doors have been replaced. We have asked another company for a second quote, but will continue as planned. This project could take close to a year due to availability of doors.
- D. The front doors (north balcony) to each unit are beginning to rust. This is a project that will be considered after the south balcony door project is complete. Any normal wear and tear will be considered on an individual basis.
- E. Dr. Green presented a drawing of a proposal to refurbish the 1201 balcony. Everything presented is at owner expense with no permanent structure or plumbing. Nelson Morrison made a motion to accept the drawing as presented. Gary Reno seconded the motion and was approved by all present.
- F. There are seventy-five (75) sprinkler heads on the 11<sup>th</sup> floor that must be replaced. The floor will be closed on November 2, 2009, for a period of one week or less to make the modification. All owners have been notified and the contract has been signed.
- G. The manager advised the Board that the janitorial contract and swimming pool cleaning contract have been cancelled. Two new employees have been hired through an employment agency to begin work on November 1, 2009. The employees are a great addition and we look forward to a more acceptable appearance to the grounds. They are able to perform some maintenance, plumbing and electrical work. They will work the same shift until the summer season with different off days. In the summer an additional staff member will be hired in order to have coverage in the afternoon and early evening.

- H. The owner of unit 810 asked that the board consider an allowance for damage to the living room carpet caused by the staff placing balcony furniture on the carpet with no protection. After discussion, a motion was made to allow a onetime credit of \$1500.00, for the damage. The motion was seconded and approved by all present. It was noted that moving furniture inside units due to weather is an owner responsibility. The Association will not be held liable for damage if the Association is required to move furniture inside a unit for any reason. However, caution should be taken by anyone moving furniture into a unit.
- I. Pool decks and BBQ deck refurbishment was discussed. It is believed with the new employees coming on board that more pressure washing will keep the area cleaner than in the past. An extra effort will be made especially in the summer season.
- J. The BBQ grills should be replaced over the next few months. The manager will work with the treasurer and accountant to move forward with the replacement.

**Other Business:** The north balcony floors are a problem with cleanliness. The floors will be cleaned on a more regular basis.

At 10:10 AM a motion was made to go into Executive Session to discuss the 1206 balcony. The motion was seconded and approved by all present.

AT 10:30 AM a motion was made to reopen the meeting from Executive Session. The motion was seconded and approved by all present.

Nelson Morrison made a recommendation that Water Management, Zack Miller (contractor), Mr. Pendley, and the property manager be present to test for a leak in the planter area liner. If a leak is discovered Zack Miller will reseal the entire liner and the seams. If no leak is discovered he will still reseal it, install a sump pump with two check points. Upon completion of these items the Association will fill in the hole and replace the pavers. The recommendation was seconded and approved by all present.

The meeting was adjourned at 10:40 AM.