

**Regency Isle Condominium Association**  
**Board of Directors Meeting**  
**Saturday, October 20, 2012, 9:00 AM**

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

**Establish Quorum:** The following directors were present representing a quorum – Nelson Morrison, Tommy Hardy, Joe Dier, Jim Miller, and Ron Yarbrough.

**Proof of Notice:** The notice of the meeting was posted on October 12, 2012, in all elevators and the web-site in accordance with Alabama Law and the Condominium Documents.

**Disposal of Unapproved Minutes:** A motion was made by Tommy Hardy to accept the July 7, 2012, Board of Directors meeting and September 29, 2012, Special Board of Directors meeting minutes as written. The motion was seconded by Ron Yarbrough and approved by all present.

**Financial Report:** Tommy Hardy advised that the September Financials have been posted to the website.

**Old Business:**

A. Dehumidifier Installation for the Indoor Pool

1. The equipment is scheduled to arrive on Wednesday, October 24, 2012, and if everything goes according to plan we will reopen the area on November 1<sup>st</sup> or 2<sup>nd</sup>, 2012.

B. Natural Gas Installation

1. The installation of natural gas is complete. The grills and heaters for the pool and spas have been converted to natural gas. The propane tank has been removed from the property.

C. Indoor Restrooms

1. The indoor restrooms will be completely refurbished while the area is closed. At least one restroom will be complete when the area is reopened. The other restroom will be completed as soon as possible.

## **New Business:**

### A. Election of Secretary

1. A motion was made by Ron Yarbrough to elect Ken Graves to the open Secretary position. The motion was seconded by Jim Miller and approved by all present.

### B. New Website Design

1. The company who is presently administering our website (Beach Merchant, Inc.) made a proposal to rewrite the website so it would be easier to manage and give us the ability to communicate with owners quickly and more efficiently. Another company (Digital Answers, LLC) also presented their recommendations for a new and improved website. A motion was made by Tommy Hardy to accept the proposal made by Digital Answers, LLC not to exceed \$1500.00. The motion was seconded by Jim Miller and approved by all present.

### C. Center Driveway

1. We have discovered some void areas in the driveway leading to the P-1 and P-2 parking decks. A company has been hired to find the cause of the problem and recommend a procedure to permanently repair the voids. We will close the parking decks for a couple of days so core drilling can be accomplished. Once the problem is identified, a solution can be determined to correct the problem. The driveway from the drain to the street will be re-paved in November.

### D. Indoor and Outdoor Pool Decks

1. The indoor and outdoor pool decks are in disrepair and require resurfacing. A motion was made by Tommy Hardy to buy the material at a cost not to exceed \$9000.00 and have in-house labor resurface both areas. The motion was seconded by Ron Yarbrough and approved by all present.

E. Boardwalk

1. The boardwalk from the parking area past the openings to the barbeque and pools entrances requires rebuilding because the foundation has deteriorated and is a safety issue. A motion was made by Ron Yarbrough to rebuild the area as necessary. The motion was seconded by Joe Dier and approved by all present.

**Other Business:** There was no other business brought before the Board.

**Adjournment:** A motion was made by Tommy Hardy to adjourn. The motion was seconded by Ron Yarbrough and approved by all present. The meeting adjourned at 10:30 AM.