

Minutes of Meeting, October 12, 2019
Regency Isle Board of Directors

Present: John Schween, Tommy Hardy, Tommy Whitlock, Rudi Miksa, Dale Kline, Peggy Bullion

Call to Order: Vice President John Schween called the meeting to order at 9:33 a.m.

Establish Quorum: Six members were present, and a quorum was established.

Proof of Notice: Notice of the meeting was posted on September 27, 2019, in accordance with Alabama law and condominium by-laws.

Old Business:

- A. Confirmed Contract for Roof Project. A contract for roof repair and membrane replacement was signed on October 3, 2019, with C-Sharpe. Work will start October 15 with estimated completion on January 17, 2020. Preparation work will take 2 weeks. In the first phase in the center section (where AC condensing units are housed), the roof will be pressure washed, cleaned, and coating applied to existing roof. AC condensers will not be moved. A ramp will be installed for AC technicians to access condensers, minimizing traffic on the roof. On the east and west penthouse roofs, existing pavers, foam, and membrane will be removed and replaced. In general, current landscaping features on penthouse terraces will be returned in place except for large planters at 1201 and ground level planter at 1206. In response to an owners' question, the Board will investigate contract modifications regarding a liquidated damage clause. The Property Manager will post weekly progress updates on the website.

- B. Teleconferencing Proposal Approval. Peggy Bullion made a motion to accept the recommendations of the teleconferencing committee, purchase needed equipment, and set up the system for use at the March 6, 2020, Board meeting. Tommy Hardy seconded the motion. The teleconferencing proposal had been presented by committee member Joan Presson at the August 3 Board of Directors' meeting. The primary purpose is to improve communication among owners and Board. Owners will be provided a call-in number two weeks prior to the meeting with protocols for participation. A polycom with remote speakers will be purchased and installed in the meeting room using the existing phone line. A free conference call plan will be used. At the Annual Owners' meeting, voting will still occur in person or by proxy. No change in by-laws is required. The motion passed with a majority.

- C. Proposal for Board Term Limits. Dale Kline made a motion to accept the recommendations of the Term Limits Committee to re-establish a staggered, three-year term for Board of Directors. The motion was seconded by Rudi Miksa. The recommendation included a stipulation of a one-year "sit-out" period before eligibility for re-election; a three-year transition period to phase out current Board members; and consideration of replacement of positions for President, Vice President, and Treasurer. The recommendation also included a suggested timeline for implementation at the Annual Owners' Meeting on April 25, 2020, in the event the amendment for the change in by-laws is adopted. The timeline includes notification about Board vacancies on December 1, 2019, request for submission of resumes

- from interested candidates, and distribution of resumes to owners by March 1, 2020. The motion passed with five in favor and one opposed. Accordingly, the Board will work with the Association attorney to draft a resolution adopting a proposed amendment to Article VII, Section 7.01 (Number and Tenure). The amendment will be presented as a resolution at the Annual Owners' Meeting, April 25, 2020.
- D. Revision of Parking Policy. Peggy Bullion made a motion to revise the current policy on spaces available for parking to ensure consistency between the Regency Isle Rules and Regulations and the Regency Isle Condominium Declaration. Tommy Hardy seconded the motion. The motion passed unanimously. The rule will change as follows: "Each unit (Floors 3-10) may be issued 2 parking certificates but is authorized only 1 reserved space (located on P-1 or P-2). Owners and guests may use a second non-reserved space on Ground Level on space-available basis. During peak occupancy times, the second vehicle may have to be parked off-property." The Owners' Handbook will be modified to reflect the change and will elaborate on the authorized circumstances under which the Board will exercise its authority to modify this policy. The Property Manager will notify management companies about the policy. Owners who rent units will also be advised to notify their current management company.
 - E. Revision of Proxy Forms. Peggy Bullion made a motion to draft a general proxy form that allows owners to authorize proxy holders to vote (1) Present to ensure a quorum, and (2) all other business brought before the Board at the Annual Owners' Meetings. The motion was seconded by Dale Kline and passed unanimously. The revised proxy form will be approved by the Board prior to the April 2020 Annual Meeting.
 - F. Approval of Job Descriptions for the Property Manager and Maintenance Supervisor. Drafts were presented to the Board for review. The Board agreed to review the drafts and to finalize the documents within 30 days.

New Business:

- A. Wristbands for Guests and Owners. Property Manager Patsy Layfield proposed a measure to monitor unauthorized usage of pools, boardwalk, gym, etc., by issuing colored wristbands for owners and guests, especially during peak season. Owners would be issued a specific color band and would purchase a different colored band for guests and renters. The proposal will be discussed at the April 2020 Annual Meeting.
- B. Pet Application and Owner Tags. At the April 2020 Annual Meeting, owners will also consider a proposal from the Property Manager to monitor dogs on premises through a pet application process and a dog identification process, such as a specified leash and/or dog tag.
- C. Maintenance Supervisor Frank Brown reported that bulbs on the light fixtures around the outdoor pool must be replaced with turtle-friendly lighting. Tommy Hardy made a motion to replace the bulb and fixtures with required LED bulbs at a cost of approximately \$1150 per fixture and to use monies allocated for replacement of the electric panel on P-2. Tommy Whitlock seconded the motion, and it passed unanimously.
- D. In response to an owners' concern, maintenance staff will address concerns about inappropriate behavior of service providers, in particular pest control technicians, who enter units,. A maintenance staff will accompany the technician and specific issues will be addressed with the contracted company.
- E. The Board will request committee membership for a committee to update our current Storm Preparation. The primary purpose will be to ensure that the Association can react

immediately in the event of a major storm. Tommy Whitlock and Rudi Miksa will represent the Board.

Adjournment:

Tommy Hardy made a motion to adjourn the meeting. The motion was seconded by Tommy Whitlock and passed unanimously.

Submitted by Peggy Bullion
October 16, 2019