

Minutes of Meeting, March 7, 2020
Regency Isle Board of Directors

Present: John Schween, Tommy Hardy, Rudi Miksa, Peggy Bullion; John Howard and Dale Kline participated via teleconference

AGENDA:

- A. Call to Order: Vice President John Schween called the meeting to order at 9:30 a.m.
- B. Establish Quorum: Six directors were present, and a quorum was established.
- C. Proof of Notice: Notice of the meeting was posted on February 20, 2020, in accordance with Alabama law and condominium by-laws.
- D. Approval of Minutes: Tommy Hardy made a motion to approve the minutes of the meeting held October 12, 2019. Rudi Miksa seconded, and the motion was approved.

PRESIDENT'S REPORT:

- A. Replacement of South Balcony Glass Panes. Tommy Hardy made a motion to approve replacement of south balcony glass panes for 4 units (302, 608, 809, 308). The motion was seconded by Peggy Bullion and passed unanimously. Replacement of clouded south balcony panes is the responsibility of the Association.
- B. Stainless Steel Panels for Elevator Interiors. Tommy Hardy made a motion to purchase brushed stainless steel wraps to cover the 3 elevator interior walls at a cost of \$280 per elevator. Rudi Miksa seconded. The Board discussed that the wrap can be installed by our maintenance staff and will be an upgrade until the elevator cars will need to be replaced, probably in two years. The motion passed unanimously.
- C. Teleconferencing Protocol. John Schween pointed out that the Board is now offering owners the option of teleconferencing into Board meetings and to the Annual Owners' Meeting. Callers will be muted until recognized by the President but will be allowed to ask questions or make comments in the same manner as owners who are physically present.
- D. After-Storm Committee Formation. Rudi Miksa pointed out that Regency Isle Owners' Association has a pre-storm plan in place but does not have a post-storm plan needed to expedite our ability to re-establish after a storm. Volunteers to serve on a post-storm planning committee are needed. Owners should contact the President at regencyislepresident@gmail.com if willing to serve.
- E. Updated Building Appraisal. Rudi Miksa made a motion to approve \$975 for an updated building appraisal. The appraisal is needed for the post-storm committee to accurately plan in the aftermath of a major storm. Tommy Hardy seconded, and the motion passed unanimously.

PROPERTY MANAGER'S REPORT:

- A. Wristbands for Guests and Renters. Property Manager Patsy Layfield has proposed a measure to monitor unauthorized usage of pools, boardwalk, gym, etc., by issuing colored wristbands for renters and guests, especially during peak season. Tommy Hardy made a motion to place this decision as an agenda item at the Annual Owners' meeting on April 25, 2020. Peggy Bullion seconded, and the motion passed unanimously.
- B. Pet Registration. Owners who bring pets on premises will need to submit a pet registration form to management.

CONSTRUCTION/MAINTENANCE REPORT:

- A. Boardwalk Replacement. The wooden boardwalk to the pool and beach rots easily in this environment. The Maintenance Supervisor recommends replacement with a concrete sidewalk at a cost of \$4900. Work would be completed before summer season.
- B. Storage Room. A storage room is required to store tools, pool-cleaning equipment, etc. Frank Brown can build the storage room with pre-treated lumber. Estimated cost is \$3500.
- C. Replacement of sheet rock in units with leakage. Five units on 11th and 12th floors need replaced sheet rock due to leakage caused by the faulty roof. The cost to replace is \$2540 and can be covered in the roof replacement budget.
- D. Tommy Hardy made a motion to approve all three maintenance items. Rudi Miksa seconded, and the motion was approved.

OTHER BUSINESS:

- A. Tommy Hardy made a motion to approve the proposed budget for April 1, 2020, through March 31, 2021. Rudi Miksa seconded, and the motion passed unanimously. Tommy Hardy indicated that the approved budget does not require an increase in monthly Association fees. The approved budget will be submitted to owners at the Annual Owners' Meeting for ratification.
- B. An owner requested consideration of the Association painting north balcony window frames at the same time that exterior doors are painted. This will be researched.
- C. One palm tree blocking the view of the sign in the front of the building will be moved.

ADJOURNMENT:

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

Submitted by Peggy Bullion
March 16, 2020