MANAGEMENT REPORT

To: Board of Directors

From: Patricia M French-Pacitti, ARM, LCAM

Date: March 27, 2014

* A Landscape Committee Meeting was held March 25th with all committee members present, Northside Nursery and Pat Pacitti. See attached Committee Agenda, Management’s responses and Fish & Wildlife Services information on the definition of Strand Zone Planting. During the walk around with NS, the Committee requested more color at the main entrance. Northside has provided an estimate of $1676. to install the vegetation to enhance Regency’s main entrance.
* A meeting for all Pet Owners was held March 10th, 2014. See attached meeting overview to all Pet Owners from the Pet Committee. Also attached - Agenda and 2014 Conditions which are added to Regency Pet Ownership Policy.
* The Designer met with each building’s representative to see what each building needed and to formulate a budget so accessorizing priorities can be set. While each building’s accessorizing priorities can differ, the wall and floor covering must remain alike.
* A “working copy” of the current Rules & Regulations document has been formatted for each Policies & Procedures Committee person to take with them over the summer, to review and make notes for a full committee comprehensive study when all committee members return in the fall. Up to four, two-hour meeting sessions are being coordinated with a mid-March deadline. The Committee, at that time, can present a final draft to the board for required approval most likely by the end of the first quarter of 2015.
* Last year we discussed changing the payroll account from BB&T to TD Bank. Management checked with all employees to be certain this will not impact their personal situation. All employees are in agreement with the change. TD has better banking hours, manages the Holiday Fund, and provides personal service. Management would like Board Approval to proceed to meet with the new bank manager, obtain required forms, to bring back to the board members for signature.
* Attached is information brought forth during my February trip to Washington, reviewed again at the March 20th meeting with FWS in Vero, and brought back to DC by Commissioner Hutchinson who is working with the County’s lobbiest on Island Dunes behalf.
* Randy has reported that maintenance has replaced all crossover exit signs in each building.
* Metro Fire Sprinkler started replacing all areas of the fire mains in the stairwells in each building. The outdated gauges which are part of the replacement / repair are on backorder and should be available within the week.
* The electric failure which occurred 3/26 was due to an island resident noticing arcing on one of the FPL poles & notified the repair team. Upon observing this arcing, the repair team opted to shut down power for a short time & change the part, opting for a 15 minute down time rather than two plus hours should the part fail.
* Drain cleaning (snaking) unit lines to the main for unit owners who sign up by April 1st is scheduled to being April 7th. Jupiter Plumbing will work from south Bldg #1 north. Next week additional information will be posted on each unit door. A detailed project description is attached and made part of this report.
* Monday, February 24th Randy will began the detailed balcony inspection and crack repair. He has completed Building #1 and is down to the 6th floor south tower in Building #2.
* The Annual Emergency Training session in each building was scheduled March 12th. No residents attended in either building however, we handed out the instructions as residents passed through the Main Lobby area.
* JB & Sherwin Williams have been notified of the coating failure on the pool deck rails.