MINUTES

BOARD OF DIRECTORS’ MEETING

REGENCY ISLAND DUNES

APRIL 27, 2017

The Board of Directors meeting was called to order by President Dick Janes at 3:00PM in Building I.

Secretary Charlyn Filewicz called the roll with the following Directors present: Dick Janes, President; Dick Dodge, Vice President; Charlyn Filewicz, Secretary; Rob Rank, Treasurer, Stephen Grimble, Jim Meminger, Bob Myers, and Lou Viglotti.

Director Marc Coons was absent. There was a quorum.

Also present were Property Manager Pat Pacitti and Office Administrator Cammy Treanor.

TREASURER’S REPORT

At the end of March Regency’s net operating cash was $380,000. Our reserve assets totaled $1,100,000.

The 2016 audit has been completed and, in the opinion of the auditor, Regency’s financial statements present fairly the financial position of the Association as of December 31, 2016. The audit report is available in the Management Office.

Treasurer Rank also reported that the Finance Committee is addressing strengthening Regency’s reserves, establishing purchasing policies, and handling the assessment from Island Dunes Country Club if it is voted in a positive vote for the golf course improvement.

Director Grimble asked for a review of the recent audit. Treasurer Rank will answer questions regarding the audit at the May meeting of the Board.

A motion was made by Director Meminger to approve the Minutes of March 23, 2017. It was seconded by Director Grimble. Director Viglotti objected on the basis that Manager Pacitti had changed the Minutes under New Business and recommended that the original draft of Secretary Filewicz’s Minutes be used as final approved Minutes.

MAINTENANCE

Director Myers reported that Around the Clock, the company to whom we had given the contract for the air handler for the south tower, Building I, had raised the price $9,000 after the original contract had been made. That would bring their price to $22,000 ***but remains the low bid***. Considering that fact, a motion was made by Treasurer Rank to withdraw the previous order for the air handler. It was seconded by Director Myers. The previous order was withdrawn.

Since the old air handler is still working, Director Myers will do further research into Louie’s, who had an air ***handler and condenser*** for $23,000. ***We will also ask for a bid on the condenser for the North Tower of Building #1 to see if we can save the cost of a second crane.***

Director Viglotti requested a bidding procedure from Treasurer Rank on competitive bidding. Treasurer Rank and Director Meminger stated that the Finance Committee is addressing that policy and the figure will be set at $15,000 for major expenditures and $10,000 for other services, as of this time.

In response to Director Viglotti’s question about window tinting for the exercise rooms, Manager Pacitti stated that there is a larger problem with the windows that must first be resolved, involving incompatibility of metals. This report will be available at the May meeting.

LANDSCAPING

Director Grimble’s report is attached in its entirety to these Minutes and becomes a permanent part of these official records. The $12,000 project approved at the March meeting has been abandoned.

Robert Barron, of Coastal Growers, Inc, has been obtained for a proposed project. The comprehensive dune management plan is to obtain State and St. Lucie County permits to trim back the dune Sea Grape below a height of six feet. Cost for Robert Barron to prepare justification is $900. This can be funded from the Budget allowance.

Director Grimble made a motion to use Northside Nursery for the planter box project, expected to cost $24,550, subject to unforeseen maintenance costs. It was seconded by Director Myers. The motion was passed.

The small planters will be planted, under the direction of Nadine Tarantino. She needs a volunteer from Building I to help with planting that planter box. A notice will be posted on the Bulletin Boards.

New lights will be installed along the west side of the buildings and broken lights will be repaired.

Irrigation on the dunes must be reliable. Northside will reactivate the irrigation, but the pumps from the Island Dunes Country Club can’t always be dependable. This could be an issue with new landscaping. Water rationing can be an issue in dry season

NEW BUSINESS

Director Grimble requested new cardio equipment in the 2018 Budget, plus the recumbent bikes, and several other pieces of equipment. New equipment would cost approximately $33,000, for both buildings.

Leaving the A/C running all of the time will help with some of the corrosion. Cleaning daily is mandatory.

Director Viglotti requested a log of “Resident Complaints”. Manager Pacitti stated that there is no such Log kept.

MANAGEMENT REPORT

Manager Pacitti met with the Human Resources Committee, along with Anne Zimmer, from Rick Carroll Insurance Agency to discuss employees’ health insurance coverage. All committee members agreed to raise the employer contribution to $350 per employee, pending Board approval.

Vice President Dodge made a motion that the amount covered by the Association be raised from $300 to $350 per employee. It was seconded by Director Viglotti. The motion was passed. This will apply to three employees.

The Management Report is attached to and becomes a part of these permanent records.

Comcast is putting crown molding up on the PH level and bidding is out for

price. A motion was made by Director Myers to move forward to purchase and install the molding. It was seconded by Vice President Dodge. The motion was passed.

In May the “Three to agree” documents will be updated, for each floor.

The next Board meeting will be May 25.

A motion to adjourn was made by Secretary Filewicz. It was seconded by Director Myers. The meeting was adjourned at 4:50PM.

Respectfully submitted,

Charlyn Kelly Filewicz

Secretary, Regency Island Dunes