MANAGEMENT REPORT

To: Board of Directors

From: Patricia M French-Pacitti, ARM, LCAM

Date: February 19, 2015

Administrative

* Several drafts of the current Regency Rules & Regulations have been reviewed and updated by the Policies & Procedures Committee. Our last meeting was February 10th. Edits from that meeting have been incorporated into the document and layout will be complete prior to the next meeting scheduled for March 24th.
* Regency House Rules is a one page sign which will be posted on all three bulletin boards. See attached.
* The Pet Committee met and there are several changes being incorporated into the Conditional License to have a pet at Regency. One such change is exiting the building through the door closest to the Pet Walk Area. A Visiting Pet brochure is being made to be handed out to all owners who may have a guest with a pet. Security will also provide this to visitors with pets as they come through the gate.
* January 19th unit 1-702 sold to JP Morgan Bank. Clear title was issued to JP Morgan the week of February 9th. More information forthcoming from the Association’s attorney regarding maintenance fee collection (past & present). The realtor for the bank unit is waiting for further instructions from JP Morgan’s foreclosure department as of this morning.
* Addressed two parking issues. The Jeep with the cover under the awning will be moved on Saturday. The cover could not be removed due to the owner not having doors for the vehicle. He said that he will move the Jeep into his garage parking and remove the scooter from the property. The other issue is a cargo carrier which an owner uses when he has a late night performance. You will receive more information on this matter.
* Met with Bob Simpson, Structural Engineer Bill Mathers, and reviewed a scope of work for Regency’s shutter replacement project. A meeting with Mr Mathers is scheduled for Friday, February 20, 2015.
* Congress has created a newly formed Congressional Coastal Community Caucus. Congressman Patrick Murphy from this District, Congressman Jolly from Pinellas County, a New Jersey and State of Washington Congressman are also co-chairs. Please contact your congressman to support this critical measure. It is being done on a national basis.
* Met with the USACE South County Project Manager regarding the beach project and keeping it moving forward. Discussed the mitigation reefs which were a requirement of the 2013 beach project and the possibility of designing them to break up wave action off shore to help prevent erosion.
* Monitoring NFIP & the changes being proposed for coastal communities. Neighbors to the north just received cancellation of flood insurance due to recent changes in CBRA boundaries & flood insurance.
* February 23rd through 27th I will be attending the Coastal Summit in Washington. I have a meeting scheduled with FEMA on February 25th and will be discussing proposed changes to flood insurance.
* Met with four contractors to review their scope of work for unit interiors and Regency Contractor Rules. A copy of each contractor’s license and proof of insurance is required in addition to their written Scope of Work.
* Met with Expert Shutters and JB to review all details of the March 2nd shutter replacement project. All items will need to be removed from balcony areas prior to the March 2nd project commencement. Tuesday, February 24th, the scaffolding company will begin hanging stages on the 06 & 05 stacks of each building. This is expected to take most of the week. March 2nd, shutter removal will begin on PH6, working down and someone will be physically on each 05 balcony taking measurements.

Maintenance

* Cost of $21520 approved January 20th  for Treasure Coast Air Conditioning to replace the 19 year old north roof top air handler that supplies the air to elevator lobby areas from LN to PH in the north tower of Building #1.
* ADDITIONAL EXPENSE of $6585 APPROVAL NEEDED: Corrosion prevention measures, installed / applied at time of equipment fabrication have been reviewed by Bob Simpson and me. A meeting with Bob Simpson, Treasure Coast AC, and myself to determine if the additional protection is required. Board approval is necessary for the additional costs. Double wall addition - $3650. / Cabinet coating - $2000. / Coil coating - $935.
* Dave has been working on door adjustments for all fire doors throughout both buildings.
* Metro Fire repaired a leaking fire sprinkler supply pipe in the Bldg 2, south stairwell, main lobby level.
* Randy has been inspecting all balconies and doing small repairs at the same time. He will continue with Building #2 balcony inspections the week of March 2nd.
* Replaced three sets of blinds in the Main Lobby of Building #2.