MINUTES

BOARD OF DIRECTORS

REGENCY ISLAND DUNES

NOVEMBER 16, 2017

The meeting of the Board of Directors of Regency Island Dunes was called to order by President Richard G. Janes at 3:00 PM in Building I.

Roll call was taken by Secretary Charlyn K. Filewicz, with the following Directors present: Dick Janes, President; Dick Dodge, Vice-President; Charlyn Filewicz, Secretary; Rob Rank, Treasurer; Stephen Grimble, Jim Meminger, and Bob Myers. Directors Coons and Viglotti were absent. There was a quorum.

Also present was Property Manager Jacqueline Thomas.

A motion was made by Vice President Dodge to approve the Minutes of September 28, 2017. It was seconded by Director Myers. The Minutes were approved.

TREASURER’S REPORT

At the end of September Regency’s net operating cash was $184,000. Our reserves totaled $1,122,000.

Spending for the nine months of the year was below budget, primarily because several staff positions remained open for part of the year. They have now been filed.

Treasurer Rank also added that Island Dunes Country Club had added extra charges which will affect our future quarterly HOA bills. An additional $244,000 will be added for Country Club improvements, plus water treatment plant tanks which must be replaced. The water tanks were an unexpected charge. This has resulted in the additional charge of $1,684 for each owner. These expenses will be reflected in our 2018 Budget.

LANDSCAPE COMMITTEE

Chairman Grimble reported that the planters on the upper parking decks are being excavated. They will be resealed and then replanted.

In the parking garage, the palm trees have been removed and those planter boxes will be replanted.

COMCAST

The old Comcast wiring system is being phased out and we will have to replace it within the units. The buildings have both been upgraded. Independent contractors are running the wiring within the units, and charges are based on the time involved and the number of TVs being connected. Please call the Office to be placed on the schedule.

MANAGER’S REPORT

President Janes introduced Jacqueline Thomas to those who have not previously met her.

She is the Property Manager at Regency Island Dunes.

The Manager’s report is attached to and becomes a permanent part of these official records.

Our new Security Camera system will include 22 cameras, which are high tech, and expandable. It will be a major improvement.

With reference to the shutter oiling part of the Management report, President Janes made note that we have our in-house staff do this project. To outsource this would cost $500/per unit and it is recommended that this be done at least once a year. Regency’s policy has always been that it be done three times per year, but with these new shutters, twice a year for now, will be our policy. This is a very large savings to us by doing it with in-house staff.

Manager Jacqueline Thomas, along with our Presidents’ Council representative Mary Hansley, attended the Presidents’ Council meeting concerning the damage to our beaches from Hurricanes Matthew and Irma. Richard Bouchard, the Engineer from St. Lucie County explained that although we have been designated an “engineered beach”, it still must be determined whether or not we meet the approval for funding by FEMA and the State Agencies, of the FSBPA.

NEW BUSINESS

Mary Hansley mentioned that a new alcohol and drug rehabilitation facility has been proposed for South Hutchinson Island, Hearings will be in January. As our representative for the Presidents’ Council, President Janes asked her if she will work with them in attending the hearings and asking all of the questions that are so important to the residents here

Regarding the beach restoration, President Janes and Secretary Filewicz suggested to Manager Jacqueline to prepare a form letter that can be sent with our OCN communications network, asking our congressional representatives to please see that our beaches are included in the Federal funding projects.

Carol Myers, the decorating representative from Building II, submitted samples of solar shades/blinds, which could be used to replace the wooden slats blinds in the Social Rooms, Libraries, and Billiard Rooms in both builds. The cost for both buildings would be not to exceed $31,000. Treasurer Rank said that it would be considered a major project and would have to be considered further.

The 2018 Budget Meeting will be held on December 14, 2017.

A motion was made by Secretary Filewicz to adjourn this meeting. It was seconded by Vice President Dodge. The meeting was adjourned at 4:07PM.

Respectfully submitted,

Charlyn Kelly Filewicz

Secretary, Board of Directors

Regency Island Dunes

PS The date of the next meeting was changed to December 7, 2017, after the meeting.