

MINUTES
BOARD OF DIRECTORS
NOVEMBER 21, 2019

The meeting of the Board of Directors was called to order by President Dick Janes at 3:00 PM in Building I. Roll call was taken by Secretary Charlyn Filewicz with the following Directors present: Dick Janes, President; Jimmy Tighe, Vice President; Charlyn Filewicz, Secretary; Rob Rank Treasurer; George "Doc" Bruce, Marc Coons, Ann Dalena, Mike McKenna and Matt Rudd. There was a quorum.

Also present were Jacqueline Thomas, Property Manager, and Cammy Treanor, Office Administrator.

A motion was made by Director Bruce to approve the Minutes of April 25, 2019. It was seconded by Director McKenna. The Minutes were approved.

TREASURER'S REPORT

At The end of September net operating cash was \$158,000. Our reserve assets totaled \$1,200,000

It appears now that Regency will have a small surplus by year-end that can be rolled into the 2020 operating budget.

Director Dalena reported for the Presidents' Island Council. Her report can be heard in its entirety on tape in the Office.

MAINTENANCE

Frank Accordino reported on the refinishing project of the crossover doors, which is completed.

The balcony repairs will be done in three phases: Phase I, Phase II, and Phase II, each done May-September in 2020, 2021 and 2022. The total budget for this project is estimated to be \$1,675,000.

A motion was made by Director Coons to ask for bids on this projects in January 2020. It was seconded by Treasurer Rank. The motion was passed.

The sprinkler heads in both buildings will be replaced as soon as possible. This project will be funded from our reserves.

The Manager's Report can be heard in its entirety on tape in the Office.

The First Notice for the Annual Homeowners' meeting in January has been mailed.

A motion was made by Director Rudd for the replacement of pool furniture with the Gardenella design, not to exceed \$20,000. It was seconded by Vice President Tighe. Discussion followed. The motion was passed, with Director Coons voting NAY.

New security cameras have been suggested for the lower lobby. And the parking garage. A motion was made, by Vice President Tighe, to order the cameras, not to exceed \$6,000. It was seconded by Director Bruce. The motion was passed.

The next meeting will be held at 2:PM in Building I. This is a different time than our usual meeting time. Please make note.

Respectfully submitted,

Charlyn Kelly Filewicz, Secretary
Regency Island Dunes