

Regency Key Homeowners Association, INC

Special Board of Directors Meeting

February 2nd, 2023

Minutes of the Board of Directors Meeting of the Regency Key Homeowners Association, Brandon, Florida, held at the community pool side at 9:00 AM ET on the 2nd day of February 2023 in relation to an election dispute filed from the December 3rd, 2023, Board of Director election.

1. CALL TO ORDER

Board Member Penny Guerrero (Meeting Chairperson) called the meeting to order at approximately 9:00 AM ET

2. ROLL CALL/ESTABLISHMENT OF QUORUM

- a. **Present:** Pat Brannen (Vice President), Penny Guerrero (Secretary/Treasurer)
- b. **Absent:** None
- c. **Other:** David Drake (Property Manager)

3. APPROVAL OF THE MEETING MINUTES OF JAN 25th, 2023, BOARD MEETING

- a. Pat Brannen and Penny Guerrero approved January 25th, 2023, Board meeting minutes

4. RESIGNATION OF PRESIDENT

- a. Announced that Evy Garvens, who was President, resigned from the Board of Directors during the evening of January 30th, 2023

5. MOTION TO HOLD NEW ELECTION DUE TO DECEMBER 2022 ELECTION VALIDITY

- a. Pat Brannen and Penny Guerrero approve motion to hold a new election due, in part, to governing documents stating only three (3) board members may be elected to the Board of Directors. This is instead of five (5) as was the cause in the December 2022 election.
- b. New election was scheduled by Pat Brannen and Penny Guerrero for February 25th at 9:00 AM ET by the Regency Key Community pool side.

6. ADJOURNMENT

- a. The meeting was adjourned at approximately 9:04 AM ET on February 2nd, 2023.

Jan Stenel
3/22/2023