

**Regency Key Homeowners Association, INC**  
**Special Members Meeting for**  
**Annual Meeting Notice and Election of Directors**  
**February 25<sup>th</sup>, 2023**

Minutes of the Special Members Meeting for Annual Meeting Notice and Election of Directors of the Regency Key Homeowners Association, Brandon, Florida, held by the community pool at 9:00 AM ET on the 25<sup>th</sup> day of February 2023.

**1. CALL TO ORDER**

Meeting was called to order at approximately 9:08 AM ET.

**2. CHAIRPERSON OF THE MEETING**

David Drake (Property Manager) – Main Chair for Meeting and Election, Patrick Brannen – (Acting President/Vice President) – Chair for New Business - Open Forum

**3. POOF OF NOTICE OF THE MEETING**

The meeting notice was confirmed to have been mailed out to all Regency Key members and had been posted to the designated notification area by the community mailboxes.

**4. CERTIFYING OF PROXIES & ESTABLISH QUORUM**

Certification of proxies was completed when ballots provided to members and during ballot counting. Required quorum of at least 10% of members in person or via proxy was established.

**5. DEC 3<sup>rd</sup> MEMBER MEETING MINUTES**

Reading of the December 3<sup>rd</sup> Annual Member meeting minutes was waived

**6. ELECTION OF NEW DIRECTORS (MAX OF 3)**

The following members were nominated from the floor: John McLemore, Lucy Abusharar, Jan Stencel, Penny Guerrero, Pat Brannen, and Dianne Gorman.

The following members were appointed to assist in collecting and counting ballots with Property Manager oversight: Shelli Rafkin, Yvonne Beaumier, and Michele Fulkerson

**NEW BUSINESS – OPEN FORUM**

Members who signed up at the start of the meeting were allowed to address the floor for up to 3 minutes each.

**7. ELECTION RESULTS/ANNOUNCEMENT**

Once the ballot counts were completed, the following three (3) members were announced to have been elected to the Board of Directors: John McLemore, Lucy Abusharar, and Jan Stencel

**8. ADJOURNMENT**

The meeting was adjourned immediately board of directors were announced, with an organizational board meeting scheduled to immediately follow for the election of board officer positions.

*Jan Stencel 4/15/2023*