

The meeting of the Regency Key Board of Directors was held on Friday, June 2, 2023. The meeting was called to order by President, John McLemore at 6:30 pm. It was moved and seconded to waive the reading of the previous meeting.

#### Announcements –

There are currently algae in the pool. Members were told to be aware. It is being resolved and should be gone in the next few days.

A reminder was given that any work done on the outside of units or common areas needs prior approval by the Board before it can be completed.

The first order of business was the Owner Transfer Lease Form. When an owner leases a unit a Transfer Lease form needs to be completed. Effective July 1, 2023, the Board voted and agreed that \$200 would be allotted for one person leasing and living in the unit and an additional \$100 would be charged per person for others occupying the unit. This is a one-time charge and will not be assessed if the lease is renewed by the same occupants. Owners who currently have renters would be grandfathered. In order to have a better understanding of the current residents all Owners need to have the Lease Form updated for the tenants currently residing at Regency Key. This information will be communicated to all owners.

The primary reason for the meeting was to discuss the Violation Program and create a list of violations and a baseline for all units in order to begin actively using the Violations Program. Tammy from the Violations Committee was available for feedback and suggestions.

The current published Rules for Regency Key were reviewed. Several changes were discussed. John will update the rules and review them in detail with the attorney before providing them to the Board to vote on and give to members. The Declaration of Covenants, Conditions, and Restrictions (CCR) were briefly reviewed. John reminded the Board that the CCR document takes precedent over the Rules when a violation is noted. Once the Rules are finalized the next step is to create a baseline for each unit. Pictures will be taken and recorded electronically and well as hard copy. A list of violations will then be provided to residents along with a fine schedule. The hope is to activate the Violation Program by no later than August 1, 2023.

#### Some additional suggestions and comments:

We have contracted with a towing company and should be able to tow vehicles that violate HOA rules or County or State Statutes. This should begin immediately.

There is concern about non-residents coming on to the property to fish in the lake. We will check with the EPC to see if fishing is allowed and make decisions after that about posting if necessary.

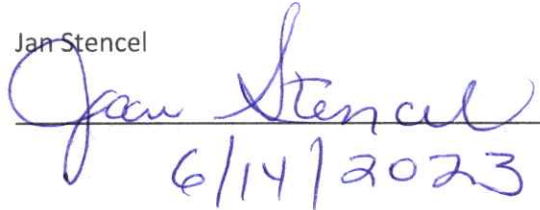
Some Residents are concerned about a vehicle that has loud mufflers that is disturbing in the middle of the night. John will check if it violates any noise ordinances since he feels our nuisance rule may not be enforceable without approval from the attorney.

A suggestion was made to look into the cost of decals to be placed on resident vehicles to have a better awareness of unauthorized vehicles on property. John also mentioned that, when finances allow, we will have the gate code changed which may alleviate this.

Some residents are interested in replacing windows. A suggestion was made to find a Preferred Vendor to use so that the replacements are consistent.

The meeting was adjourned at 8:15 pm

Jan Stencel

A handwritten signature in blue ink that reads "Jan Stencel". The signature is written in a cursive style and is positioned above a horizontal line. Below the line, the date "6/14/2023" is written in the same blue ink.