

Meeting of Regency Key Townhomes was called to order on March 4, 2023 at 9:00 am by President John McLemore.

All board members were in attendance, constituting a majority. David Drake, Americatech was also in attendance.

Minutes of previous meetings on February 2 and February 25 were approved as written.

The President advised homeowners in attendance that they were attending a board meeting. The agenda would be reviewed and discussed by the board members. After full review homeowners could speak to topics and ask questions. A vote would then be taken on each relevant topic after taking comments into account. John advised homeowners in attendance that there is backup documentation for some of the items to be discussed and anyone can get a copy by emailing John.

The topics for discussion and vote are as follows:

1. Employment Contract of Maintenance Manager – Rolf Garvens.
2. Employment Contract for Independent Contractor Kevin Cawley
3. Addition of Virtualization to meetings
4. Committees
5. Volunteer Waiver and opportunities
6. Towing Agreement
7. Waste Management
8. Financial Situation

After discussion by the board it was voted and approved to terminate the contract for Rolf Garvens. Ameritech will handle this termination.

The discussion of the contract with Kevin Cawley included information obtained by John regarding Kevin's contractor's license which was revoked/ended in 2018. There are about \$30,000 in unpaid invoices presented by Kevin which have some questionable entries. The contractor is under investigation by the Florida Department of Business and Professional Regulations. For these reasons the board has voted to bar Mr. Cawley from our property and place a hold on any and all outstanding invoices until they can be researched and reviewed. Ameritech will make contact with Kevin.

The board has agreed to provide virtual meetings to homeowners who are unable to attend board meetings in person. This information will be communicated once it has been finalized.

Committees –

1. Violation – we will be looking for volunteers to be on this committee. John explained that when there is a violation to our bylaws or Florida Statutes the homeowner will be notified and given time to resolve the issues. John also made it clear that the violations will be handled fairly and equitably for all.
2. Gardening - .Volunteers on this committee will work to improve the surroundings of the property. Plantings and changes to the landscape will need approval of at least 2 members of the board. Since board members have expressed a desire to participate on this committee their meetings will be an open forum.
3. Neighborhood Watch – It was voted and approved by the board to resign and stop payments to the Hillsborough County Neighborhood Watch and revert to a community Watch. This is a volunteer committee and will be overseen by the board.
4. It was moved and approved to dismiss all committees currently in place.

A volunteer waiver will need to be developed. John will work on this with guidance from Ameritech if needed. David advised the board that the waiver is helpful but would not stop family members from suing the Association if something happened to a volunteer. John suggested that this waiver is still needed for our volunteers.

John has determined the agreement the Association had with Stepp Towing is no longer active. The Board voted and approved to reinstate this contract.

There has been interest in trying to get some compensation from the County for the repairs needed to the lines from the lift station caused by tree roots piercing the line and resulting in a major leak and damage. David advised us that the attorney felt this was not something that could be done. But it was decided to ask the attorney to try sending a letter. During the open discussion it was noted that the tree is leaning and could fall onto our property and should be removed. Since this tree is on County property it is unclear what will need to be done to address this.

Jan contacted Waste Management about renegotiation of the dumpster contract. The contract was last negotiated in 2013 and is currently on an auto-renew program. David mentioned that the current costs are very reasonable. It was moved and approved to table any more research or consideration of this contract.

The Financial situation of the Association is in a critical state right now. According to our accountant at Ameritech our current finances, as of March 1 are \$78,000 in arrears meaning we are not able to pay all bills. More monthly fees are currently being paid so according to David this amount may reduce. With the agreement to terminate the contract for Rolf Garvens and place all outstanding invoices currently submitted by Kevin Cawley the shortfall could reduce to about \$45,000. There are 2 choices left to the board to resolve this problem. A special assessment or a 15% raise in monthly fees. A special assessment requires a special meeting and an approval of at least 2/3 of the homeowners in attendance at the meeting. If it were to be voted down by homeowners the board would then make a 15% increase to the monthly fees.

John also discussed the vacant property that might be able to be sold. The property is in disrepair and would either need to be rehabbed at a cost to the association or sold as it stands now. There is much to research and discuss before anything can be done with the property and does not solve the current existing problems we have with finances.

Additional comments by homeowners not covered above –

There is concern about the gutters and the fact that they need to be washed out. One homeowner asked about the feasibility of gutter covers to try to eliminate the amount of leaves and pine needles dropping into the gutters. This will be considered. John will look at volunteers to wash out the lower gutters.

A homeowner expressed concern about the sprinklers and the number that are misdirected or broken. We would like to have a landscape company look at this if we can afford it and will also look into what can be done on our own.

A homeowner asked for consideration of speed bumps at the front of the property – the only part of the property without them. He mentioned that people drive fast here and there is a safety concern.

A homeowner asked about putting up a fence or barrier near the retention pond to prevent kids and others from the neighboring property from coming onto our property. John advised us that a group of posts had been placed at one opening but this was not necessarily satisfactory. More research will be done.

Several homeowners asked about ways to prevent outsiders from dumping trash in our dumpster. One homeowner asked about cameras that would help us to see what is happening there. John is looking into activating the cameras that are there now.

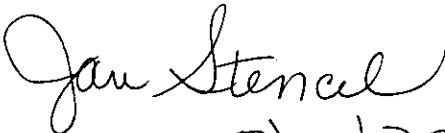
John told the attendees that he has activated the cameras at the pool and is continuing to look at all of the cameras. He mentioned that they are outdated but most are workable he thinks.

Once we have the finances to do it we will put combo locks on the bathroom doors at the pool and the door by the dumpster at minimum. More communication on this as we move forward.

John has recommended we create a composting area near the retaining pond. This would be a place for homeowners to take leaves, branches, etc, rather than putting this into the dumpster. Jan expressed concern that other trash might find its way here. It was agreed to try it for 3 months and revisit again.

We will send out a communication reminding all homeowners that issues that need to be addressed with their property should be addressed on the Regency Key Web site where they can request someone to assist.

The next meeting of the board will be March 18 at 9:00 am. If the board determines a workshop is need before this meeting all homeowners will be notified.


3/18/2023