

A workshop meeting of the Regency Key Board of Directors was held on Saturday, May 20, 2023. The meeting was called to order by President John McLemore at 9:00 am. The reading of the minutes of the last regular meeting was waived.

The members in attendance were advised that the board would be discussing issues and no comments/conversations by other members would be entertained until after the review had been completed. The primary reason for the workshop was to discuss the most recent financial report and to determine the financial status of the organization. This discussion is to determine if an increase in HOA fees will be needed to cover expenses and decide if a member meeting to review this should be held.

We have been told that the cost of property insurance will double for the upcoming year. This increase will result in at least an additional \$10,000 in monthly costs which are not covered by HOA fees at this time.

To prepare to write the insurance policy, the company is requiring 3 inspections: Wind Mitigation, Electrical, and Roof. The Electrical has been completed at a cost of approximately \$7,000. The board has asked for a volunteer in each building to allow for a mitigation specialist to access their attic. So far we are missing several buildings. Also, it was advised that if an owner has recently gotten new insurance that required a wind mitigation inspection that the HOA will accept a copy of that inspection in order to save money on the total. If this is not completed the cost of insurance could increase by an additional \$100,000 on top of the already doubling for the year.

The current bills and payments were discussed in detail, and it was determined that we could be short \$ 21 per month just to pay what is currently owed based on information from monthly financials from 2022/2023. This does not include the additional cost for insurance or any cushion for emergencies.

Some issues were noted in the financial statement that John will need to review with Ameritech since it was assumed earlier that some were resolved. These items include: Spectrum charge for phone at pool should have been removed at least 2 months ago; why are additional service fees to Ameritech so high and can they be handled by the HOA without the seemingly high charges; The phone charge at the gate needs to be cancelled; Explain why some of the monthly HOA fees are less than the current \$348.

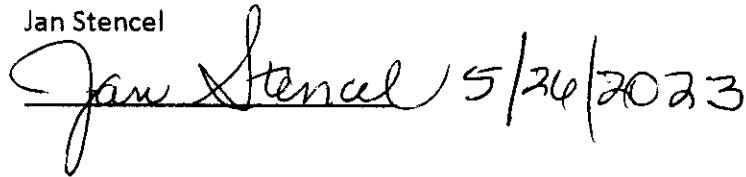
We need to meet with Spectrum and work to negotiate the new contract with intent to get as much as possible for the lump sum they are offering as well as discuss the fact that several resident are still paying for cable services even though it is included in the HOA monthly fees.

The Cloud-on title on the foreclosed property was discussed. Everyone was told of the recommendation made by the attorney that selling the property is not currently an option. John knows two people who might consider taking on the remodel of the property with a reduced rent agreement. This could be a way to bring in a small amount of money monthly and will be investigated by the board.

The estimates for landscaping were briefly reviewed. A question was also asked to possibly have landscape services every other month in order to save money. A spreadsheet needs to be done to compare the current estimates and make a final decision on how to move forward.

The meeting was opened to questions and concerns by members in attendance. 1) Members were reminded again about the serious need to save water and avoid watering grass and plants and forgetting to turn off the water. 2) The faucets in the restrooms at the pool are rusted and need to be replaced. John will look into this.

The meeting was adjourned at 10:36 am

Jan Stencel
 5/24/2023