

A meeting and workshop for the Regency Key Board of Directors was held on Friday, May 26 2023. There was a quorum of John and Jan present, with Lucy available by phone.

The meeting was called to order by John McLemore. The reading of previous minutes was waived.

John opened the meeting to members who were present or on zoom to answer any questions before the board began their meeting.

John clarified property insurance information as we know it now. We have received a volunteer for all but one building to complete the wind mitigation and the company has begun making contact with owners.

A member asked for clarification on what the special assessment would cover.

The board meeting was started with discussion about Landscape vendors

We reviewed the 3 estimates we have received. The primary concern is cost. As, the board believes it is important that we don't have to stop landscaping due to financial issues, as has happened in the past. Jan still feels, at minimum, a conversation needs to be had with the landscaper we choose about possibly reducing costs by limiting the number of visits if we should run into a financial bind.

After discussing all options it was moved and seconded to offer the contract to Prominent Landscaping. John will meet with them to review all details before the final signing of the contract.

The board then moved and seconded to raise the HOA fees by \$52 to \$400 monthly to be effective July 1; with a meeting on June 14 being held to advise the members of this increase. This increase will cover costs of the raise in insurance premiums.

The next item of business was a workshop to talk about Violations and the correct way to begin the process. Jan asked for further explanation on how we would determine what would cause a violation and how the fines would be regulated. One of the very first things needed is a discussion with the attorney to make sure we understand some of the more vague items in our governing documents and how to best come up with timing on a baseline of violations to be communicated to the members. After this discussion John will schedule a meeting with the board and those who volunteered to be on the violation committee.

The floor was again opened for questions and comments.

A question was asked about our current financial situation and if the special assessment and raise in fees will keep us solvent and able to pay our bills. John reminded everyone that we are currently about \$21 per unit/per month short of being able to pay our bills using the actual numbers we have based on May 20th workshop discussions. He feels we will be able to cover this by reducing spending in some areas such as tree trimming/upgrades. He also urged everyone to limit water usage as much as possible.

There is still concern about outsiders using our dumpster for their trash. It was suggested that see about putting a lock on the door to the compactor and providing it to all residents. It was agreed to check into feasibility and costs of doing something like this.

A resident expressed concern that it will be a violation to have any kind of fence around the front (or back) of a unit. The resident was advised that there are issues with landscapers not being able to mow if there is a fence. Also our governing documents specifically note that fences are not allowed. This also brought up a question about signs which are not allowed, with contractor provided signs for security purposes are per Florida Statue. This will be clarified as needed.

John announced the next meeting, which will be a member meeting, will be on June 14 at 6:30.

The meeting was adjourned at 7:43 pm

Jan Stencel
6/2/2023