

The meeting of Regency Key HOA was called to order by John McLemore on Sunday, February 18 at 4:00 p.m. Due to weather the meeting was amended 48 hours in advance and held by zoom.

It was moved and seconded to waive the reading of the previous meeting minutes.

Quan Vo provided an update on the financials for the property. John reminded everyone that this information is also posted on our web site.

Operation - \$126,363.48

Reserves - \$108,834.23

Delinquencies – 29

The board has decided that all delinquencies over 90 days old will be referred to the attorney. There are approx. 6 owners who were referred to the attorney earlier for liens that have not been resolved.

We are still waiting for resolution on the late charge for water that were charged in error. Quan expects some kind of answer soon. Also John noticed an unusual charge on the Spectrum bill which more research is needed.

Pool – Quan reported that he expected to hear more from the Pool Service on Monday to find out why they have kept the pump off and what needs to be done to get this resolved so we can get final approval from the Health Dept.

Playground –

There have been reports from residents about suspicious activity in the playground. We cannot report this to the police unless we have actual eyewitness information to provide to them. In the meantime we all need to be aware.

John suggested we could try planting some kind of bush in the future along the back fence area to deter people from jumping the fence. He will talk with the landscapers and get a quote for this.

Gate –

The gate has had some issues lately. The entry gate was repaired. Then the exit gate had to be left open for several days. The board approved the charges to repair the gate. We may need to do further repairs and replacements soon. We are looking at options and costs from the gate company as well as the vendor who is working on the property cameras.

Paint –

We are waiting for an updated quote from Lowes. Quan feels, from feedback he has received from colleagues, that they may be our best option.

There was some discussion about financing the cost of any vendor we use. We would prefer not going through a bank for this. Hopefully the vendor has a payment plan.

Violations –

The Committee has arranged to meet soon.

We are asking residents to report vehicles with an expired tag or no tag at all to Quan or John so that action can be taken.

Some of other violations primarily seen by John and Quan seem to be damaged screens and blinds in front/back of units.

HOA plans to send letters to those residents with violations and give them 30 days to resolve.

Annual Meeting –

We are still planning on March for the next meeting. This will be the meeting to elect new board members. Jan is not running and John and Lucy do not plan to either, but they may step up again. Residents are urged to submit their name if they have an interest.

Questions/Comments from Residents in attendance –

What is the update on the handyman?

John advised we have not gotten any other names submitted recently. The board should be deciding soon.

The Meeting was adjourned at 4:25 pm

Jan Stencel
