

REGENCY KEY HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

March 17, 2024

Minutes of the Board of Directors Meeting of Regency Key Homeowners Association, Inc., held poolside at Lake Woodberry Circle, Brandon, Florida 33510 at 4:00 PM on the 17th day of March 2024.

I. CALL TO ORDER

By John McLemore, President

II. ROLL CALL OF OFFICERS

Present: John McLemore, Lucy Abusharar, Penny Guerrero

Absent: 0

Also Present: Quan Vo, LCAM

III. APPROVAL OF MINUTES OF THE REGULAR MEETING

Motion by John McLemore seconded by Lucy Abusharar, to waive reading and approve the minutes of the Board meeting of March 19, 2024. Motion Carried.

IV. FINANCIAL REPORT

Quan Vo gave the financial report along with update on a delinquencies report. There are 6 units that have been sent over to the attorney and more units will follow soon.

A new Delinquency Policy suggested by the attorney was reviewed by the Board. Ameritech will send out a 30 days notice and after 30 days if payment or payment arrangements are not made the delinquent account will be sent over to the Association Attorney. Has John pointed out in the meeting once it goes to the Attorney it is out of the Associations hands.

Motion to approve the new policy was made by John McLemore.

John McLemore in favor

Lucy Abusharar in favor

Penny Guerrero in favor

Motion carries

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It was discussed with Quan if financial drop dates could be changed and dates for mail in payments changed to make the financials more accurate for the board. Unfortunately, we are unable to have these dates changed.

The Board discussed having a new accountant at Ameritech take over the financials of Regency Key HOA. Quan was going to check into this and let us know.

V. HANDYMAN FOR COMMON AREAS

The board discussed a handyman for all the common areas which has already been approved by the past board and reviewed their task and responsibility. It was also discussed they would be referred to as a Porter instead since the work is more Janitorial instead. The Porter would be a 1099 have an hourly pay of \$20 per hour and a 60-day trial period. Vendor would need to have Liability/Workers Comp insurance. Full or part time and hours still to be determined but can start as soon as the following weekend. Motion by John McLemore to approve Porter name, task & responsibility, work hours and time.

John McLemore favor

Penny Guerrero favor

Lucy – Abstain (Due to conflict of interest)

Motion Carries

VI. PAINT BIDS

The Board currently has 3 bids for the painting and stucco repairs which does include pressure washing of the buildings. The companies are Lowes at \$230k, Munnions over \$237k and American Painters over \$400k. Quan will reach out to American Painters to see if they will adjust their bid, but for now the Board will choose Lowes for the painting.

Motion by John McLemore to use Lowes for the painting on the contingency of speaking with American Painters again.

John McLemore in favor

Lucy Abusharar in favor

Penny Guerrero in favor

VII. ARCHITECTURE REVIEW APPLICATION

It was discussed by the Board to update architecture review form to better clarify when architecture changes to units needs to submit an application

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form with photos, drawings and plans with measurements, require permit, etc. This includes changing windows, enclosing patio and landscaping.

The Board meeting adjourned at 4:39PM.

Penny Guerrero, Secretary

Date

DRAFT ONLY