

The Annual Meeting of Regency Key HOA was held on Saturday, March 9, 2024. It was called to order by President, John McLemore at 9:03 am. A quorum was established and verified. In attendance were Quan Vo and another representative from Ameri-Tech.

The reading of the minutes of the previous annual meeting was waived. John reminded those in attendance that all minutes were available to anyone on the Regency Key Website.

Election of the Board was next on the agenda. Only one person, Penny Guerrero, expressed intent to run. Jan has stepped away as a Board member and will not run again. Since there were no other nominations from the floor John and Lucy will remain as Board Members until someone expresses a desire to be on the Board. John hopes this will be resolved before or by October at the latest, as him and Lucy do not plan to stay on past then.

John opened the floor to questions and comment from those attending in person or by Zoom. He reminded everyone that the meetings of the Board are currently scheduled for the 3rd Sunday of each month at 4:00 pm with a notice posted at the mailbox as required.

Effective immediately the email address will be checked by John or another board member each month closer to the time of the board meeting. John is changing his personal access to allow for more privacy. Members who have questions or concerns need to contact Quan directly. If the concern results in an after-hours situation, members should use Quan's email address or call Ameritech directly. They have someone answering the phone 24/7 and will forward the call to the correct person who will respond within a reasonable amount of time. The Board appreciates open communication with all members, but everyone should follow the correct guidelines

All of the pool repairs that we are aware of have been completed. Therefore we just wait for approval from the Health Department to open the pool. John reminded those in attendance that when the pool reopens, all pool rules will apply. This means no swimming after dusk.

The Violations Program is in place and being used. We have established a Violation Committee. Members who have violations will receive letters to resolve the problem within a reasonable amount of time or face fining.

Delinquencies for late or nonpayment may result in a lien being placed on properties. In addition to the amount owed the attorney will include processing fees to the total amount due. Once a lien is in place the owner must deal directly with an attorney for resolution.

A question was asked about the leaves on the property. There is an extra charge for the landscapers to pick up the leaves. Our agreement with them is to blow the leaves into a pile in an area that is away from front yards, if possible.

A question was asked about painting the property. Even though we have received 3 bids further clarification is needed to make a final decision. Many residents expressed concern about the length of time it's taking. John reminded members that late payment of lack of payment of special assessments and fees can result in delay in major projects.

A complaint was received about trash in the playground. Several owners volunteered to help clean up the area. It was also noted that suspicious activity has been occurring in the playground area. Owners were reminded if they see someone defacing property, trespassing, etc. on the property that owner has the responsibility for contacting law enforcement themselves with eyewitness information (via emergency or non-emergency police number depending on situation). As policing of an area is everyone's responsibility and the property management and board of directors are unable to report to the police as a 3rd party unless they have seen or been involved in an activity themselves. Police contact information can be found in the mailbox notification area and on HOA website under "Community Info", if needed.

We are still looking at hiring a handyman. We need to come up with a scope of work to begin the hiring process.

It was mentioned to members that we are still working with contractors on repairing the water leaks on certain properties. Many of the leaks have been found to be caused by faulty windows.

John informed members that the HOAs D&O insurance now has a \$35,000 deductible after being renewed this year and went up from about \$600 to about \$14,000.

John invited those in attendance to speak with Quan one on one for further questions about individual issues and/or if topic they had questions about was not on agenda for this meeting.

The meeting was adjourned at 9:40 am

Jan Stencel