

# Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com  
Ph 863-420-7799

## February 17, 2026 Minutes

### Regency Place HOA Board Meeting – Regency Place Pool

Meeting called to order 6:31pm Chuck Holland

#### Directors Present - 2026 Board

Chuck Holland, Nancy Mitchell, Sheri Wilson  
Lucy Rodriguez, Mickey Lee (absent)

#### Residents Present – 1

#### Reading of Minutes

- **January 7, 2026 Meeting Minutes – Motion, 2<sup>nd</sup>, signed all in favor by all Board members present**
- **January 20, 2026 Annual Meeting Minutes – Motion, 2<sup>nd</sup>, signed all in favor by all Board members present**
- **January 20, 2026 Organizational Meeting Minutes – Motion, 2<sup>nd</sup>, signed all in favor by all Board members present**
- **January 27, 2026 Meeting Minutes – Motion, 2<sup>nd</sup>, signed all in favor by all Board members present**

#### Treasurer Report / Finances

- **Bank Checking** for January 20 through February 16 – Beginning Balance of \$228,169.61 + 3 deposits of \$8,451.81 – 23 transactions of \$19,331.98 + 5 transactions pending of \$3,369.42 = \$220,658.86. Checkbook ending balance of \$217,289.44.
- **Savings/Reserves** for January 1 through January 31 – Beginning Balance of \$430,693.05 + \$128.03 = \$430,821.09. Year to Date Interest = \$128.03.
- **Audit** – in progress
- **IRS** – 1096 & 1099s mailed
- **Pool Camera** – additional installed \$498.62
- **Insurance** – property & liability \$9,395.39
- **Flock Camera** - \$2,500
- **Web Domain** - \$17.95
- **Corporate Report** - \$70
- **Tree Removal** - \$250.00
- **Tree Trim** - \$65.00
- **Mileage Rate** – \$.725 per IRS rate – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Savings/Reserves** – payout for 2026 year - \$15,000 total - \$7,500 in March & \$7,500 in September - **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

#### Committees

- **Maintenance** – Sheri Wilson, Chuck Holland, Nancy Mitchell – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Violations** – Lucy Rodriguez, Sheri Wilson, Chuck Holland, Mickey Lee, Nancy Mitchell – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**



- **Bank Check Signers/Transactions** – Chuck Holland, Nancy Mitchell, Sheri Wilson, Lucy Rodriguez, Mickey Lee – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Appeals** – only 2 volunteers, need a committee of 3
- **Communications** – Sheri Wilson, Nancy Mitchell – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Parking Violations** – Lucy Rodriguez, Chuck Holland, Sheri Wilson – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Community Events** – Nancy Mitchell, Chuck Holland, Janet Lewis, Lucy Rodriguez, Sheri Wilson – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Appeals Committee** – 2 previous members volunteer to stay on – need one more for next meeting

#### Repairs

- **Pool** – estimates for painting pool deck & wading pool umbrella – check for additional estimate for umbrella
- **Mulch** – annual install by landscapers
- **Pool** – inspection – adjustments made by pool tech – skimmer replaced – tile piece above wading pool skimmer needed

#### Old & New Discussion

- **Board Certification** – looking for continuing education courses for this year
- **Minute Maid Road Ramp 2** – high curb was installed at back gate area – Chuck will call
- **Yard Sale** – April 17 & 18 – 8 am to 4 pm daily

**Motion, 2<sup>nd</sup>, all in favor to Adjourn: 7:16 pm**

Corrections to February 17, 2026 Minutes:

no corrections

Minutes Approved by Directors: Date: 04-21-2026

Chuck Holland Chuck Holland, President  
Nancy L Mitchell Nancy Mitchell, Vice President  
Sheri Wilson Sheri Wilson, Secretary/Treasurer  
Mickey Lee Director  
Lucy Rodriguez Director

