

# Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com  
Ph 863-420-7799

## February 17, 2023 Minutes

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

Meeting called to order 6:30 pm by Chuck Holland

#### Directors Present - 2023 Board

Chuck Holland - Sheri Wilson - Nancy Mitchell &  
Lucy Rodriguez – Absent: Brack Dodd

Residents Present – 6

#### Reading of Minutes

- **January 17, 2023 Annual Meeting Minutes** – no corrections – **Motion, 2<sup>nd</sup>, signed all in favor by all Board members present**
- **January 17, 2023 Organizational Meeting Minutes** – no corrections – **Motion, 2<sup>nd</sup>, signed all in favor by all Board members present**

#### Treasurer Report / Finances

- **Bank Checking** for January 17 through February 16 – Beginning Balance of \$199,107.46 + 6 deposits of \$17,204.11 – 24 checks written of \$14,942.75 (6 checks not cleared for \$1,041.82) = \$202,410.64. Checkbook ending balance = \$201,368.82.
- **Savings/Reserves** for January 1 through January 31 – Beginning Balance of \$381,534.73 + \$64.81 interest paid = \$381,599.54. Year to Date Interest = \$64.81.
- **Bank Statements** – Available at meeting
- **Insurance** – Liability & Bond - \$7,839.42
- **Annual Corporate Report** – \$70.00
- **Tax Forms** – 1099's mailed
- **Budgeting** – rising prices of day-to-day expenses to be considered for budget
- **Mileage Rate** – \$.655 per IRS rate – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Savings/Reserves** – payout for 2023 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**

**2023 Proposed Budget Discussion** – discussion & completion as written – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

#### Committees

- **Check Signers/Bank Transactions** – Chuck Holland, Brack Dodd, Sheri Wilson, Nancy Mitchell, Lucy Rodriguez – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Maintenance Committee** – Chuck Holland, Don Beary, Sheri Wilson - **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Parking Violation Committee** – Sheri Wilson, Chuck Holland, Lucy Rodriguez – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

**Community Events Committee** – Nancy Mitchell, Lucy Rodriguez, Janet Lewis, Mickey Lee & Chuck Holland – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

**Appeals Committee** – Thomas McAuliffe – **proceed to next meeting for a committee of 3**

**Community Communications** – Sheri Wilson, Manju Rigg, Gene Wilson – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**



- **Violation Committee** – Lucy Rodriguez, Sheri Wilson, Chuck Holland – **proceed to next meeting for resolution signatures**

**Repairs**

- **Pool** – \$12,460 & \$11,800 bids for pool resurfacing – \$12,460 for both pools awarded – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Pond Recertification** – needed every 5 years & due in 2023 – recertification \$300 – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

**Old & New Discussion**

- **Gate Access** – card reader for pool which will allow removal of gate card access for non-residents – research with gate tech – bid to install new card reader & wireless communication bridge to communicate with front entrance software - \$2,125 does not meet all needs
- **Pool Service** – in need of new pool service – bids currently \$1,400 & \$3,200 – both significantly above current service – continue to obtain bids
- **Homeowner Discussions** – renters/residents not taking care of properties, replacing palm trees lost from disease
- **Yard Sale** – March 31 & April 1

**Motion, 2<sup>nd</sup>, all in favor to Adjourn: 7:46 pm**

**Corrections to February 17, 2023 Minutes:**

2023 instead 2022 proposed budget

**Minutes Approved by Directors: Date: 03-17-2023**

Chuck Holland Chuck Holland, President

Brack Dodd Brack Dodd, Vice President

Sheri Wilson Sheri Wilson, Secretary/Treasurer

Nancy Mitchell Nancy Mitchell, Director

Lucy Rodriguez Lucy Rodriguez, Director

