

Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

November 14, 2022 Minutes

Regency Place HOA Board Meeting – Regency Place Pool

Meeting called to order 6:30 pm by Chuck Holland

Directors Present - 2022 Board

Chuck Holland, John Rigg, Sheri Wilson, Nancy Mitchell,
Brack Dodd, Lucy Rodriguez, ~~Leroy Parker~~
-- Absent: Leroy Parker

Residents Present – 10

Reading of Minutes

- **October 17, 2022 Meeting Minutes** – 2 corrections – change 3G to 4G, add Brack Dodd to Directors Present — **Motion, 2nd, signed in favor by all Board members present**

Treasurer Report / Finances

- **Bank Checking** for October 17 through November 13 – Beginning Balance of \$229,073.07 + 3 deposits of \$5,219.08 - 17 checks written of \$17,254.39 (6 checks not cleared of \$2,892.42) = \$219,930.18. Checkbook ending Balance = \$217,037.76.
- **Savings/Reserves** for October 1 through October 31 – Beginning Bal of \$373,942.25 + \$57.31 interest paid = \$381,407.23. Year to Date Interest \$347.07.
- **Bank Statements** – Available at meeting
- **Attorney Billing** - \$91.91 – plats & postage
- **Attorney Billing** - \$995.00 – rehab letter – 4.3 hours left of 8 hour package
- **Bathroom faucets** – 2 Moen commercial auto off faucets for \$285.44
- **Gate Access** – issues with keypad not functioning – tech rebooted – happened again & tech found/repairs loose wire – gate access software wouldn't download – tech addressed - \$125 for 3 trips – internet issues in area for growth
- **Misc Repairs** – \$72.61 – sink supply line replace, buoy rope & glue, electrical supplies, paint supplies, mending plate for pool entrance

Repairs

- **Misc Repairs** – completed – light bulbs replace, pool entrance gate, faucets replace, front entrance signs cleaned, bolt found on ground for entrance gate hinge tightened, broken pool chair arm – Thank you Chuck
- **Repairs Pending** – power wash pool deck, shower head with auto turn off, storage building threshold, mail box seal, mushroom refurbishment
- **Vinyl Fencing** – from Nicole – put back together by Chuck Holland
- **Vinyl Fencing** – from Ian – put back together by Burt Johnson
- **Gate Access Box** – painted by Nancy Mitchell & Sheri Wilson
- **Landscapers** – upcoming tree trimming – Nov 16
- **Gate Access** – keypad issues

Old & New Discussion

- **Pool Closing** – reminder - 5 pm for daylight savings
- **Christmas Decoration** – put up Nov 26, 10am
- **Power Wash** – obtain estimates for power wash vinyl fencing & wall



- **Attorney Rehab Letter** – approve rehab letter by attorney, pass & execute proposed resolution by attorney, execute Notice of Recording, mail owners & residents copies of Resolution, Exhibit A & Rehabilitation letter – **Motion, 2nd, Resolution signed in favor by all Board members present**
- **Attorney** – move forward with amending Regency Place governing documents – **Motion, 2nd, Resolution signed all in favor by all Board members present**
- **Contribution Fee** – increase to \$950 – **Motion, 2nd, Resolution, signed in favor by all Board members present**
- **Reserve Study** - \$2800, FL Reserve Study & Appraisal – **Motion, 2nd, Resolution signed in favor by all Board members present**
- **Computer** – aging 2013 computer replacement with software, external drive, etc for \$2,000 – **Motion, 2nd, Resolution signed in favor by all Board members present**
- **HOA Office Phone** – due to the upgrade from 3G to 4G by Verizon, current phone connect will be decommissioned by December billing – upgrade will keep current plan & pricing – will cost \$7 for taxes/fees – **Motion, 2nd, Resolution signed in favor by all Board members present**

Motion, 2nd, all in favor to Adjourn: 7:29 pm

Corrections to November 14, 2022 Minutes:

None

Minutes Approved by Directors: Date: 12-17-2022

Chuck Holland Chuck Holland, President

~~Abstain~~ John Rigg, Vice President

Sheri Wilson Sheri Wilson, Secretary/Treasurer

Nancy Mitchell Nancy Mitchell, Director

Lucy Rodriguez Lucy Rodriguez, Director

Brack Dodd Brack Dodd, Director

abstain Leroy Parker, Director

