

# Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com

Ph 863-420-7799

## February 17, 2017 Minutes

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

Meeting called to order 6:32 pm by Burt Johnson

Directors Present - 2017 Board

Burt Johnson – Nancy Mitchell - Sheri Wilson  
Maxine Parker - Mickey Lee arrive at 6:37 pm

Residents Present – 6

### Reading of Minutes

- **January 18, 2017 Meeting Minutes** - 1 correction (math error) change quorum total from 96 to 95 – Motion, 2<sup>nd</sup>, signed in favor by Burt, Sheri, Nancy & Maxine (Mickey not present)
- **January 18, 2017 Organizational Minutes** - no corrections – Motion, 2<sup>nd</sup>, signed in favor by Burt, Sheri, Nancy & Maxine (Mickey not present)

### Treasurer Report / Finances

- **Bank Checking** for January 18 through February 16 – Beginning Balance of \$212,258.75 + 3 deposits of \$11,542.45 – 25 checks written of \$18,728.11 (4 checks not cleared for \$3,684.93) = \$205,458.02. Checkbook ending balance = \$205,073.09.
- **Savings Reserves** for January 1 through January 31 – Beginning Balance of \$186,010.10 + \$39.50 interest paid = \$186,049.60. Year to Date Interest = \$39.50. Percentage rate .25%
- **Bank Statements** – Available at meeting
- **Paver Repair** - \$7,000.00 - Action w/o Meeting on 11-28-16
- **Street Sign Replacement** - \$1,250.29 – Action w/o Meeting on 12-20-16 for \$1,500.00
- **Gate Preventative Maintenance Contract** - \$500.00 – Action w/o Meeting on 01-15-17
- **Mulch Garden Beds** - \$1,400 – Action w/o Meeting on 01-26-17
- **Mulch Garden Beds** - \$600 – Action w/o Meeting on 01-30-17
- **Sand for Pavers** - \$7.48
- **Spike Strip Repair** - \$230.00
- **Speed Bump Repair** - \$46.45
- **Utility Box Repair** - \$41.61
- **Pot Hole Repair** - \$14.21
- **Photocell Replace** - \$10.68
- **Pressure Wash** – curbs & drains - \$1,500.00
- **Yard Sale Banners** – Community Events - \$256.00
- **Yard Sale Signs** – Community Events - \$0 (used \$50 Staples coupon)
- ~~Sewer Pipe Repair~~ - \$6,500.00 *storm Drain*
- **Gate Straighten/Weld** - \$385.00
- **Gate Arms Repair** - \$929.00
- **Liability/Bond Insurance Renewal** - \$5,607.00
- **Mileage** – 2017 IRS mileage rate of 53.5 cents per mile – Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present



- **Banking & Check Signers** – Burt Johnson, Sheri Wilson, Mickey Lee, Nancy Mitchell – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**
- **Office Files** – located with Secretary & storage – **Motion, 2<sup>nd</sup>, signed all in favor by all board members present**
- **Tax Paperwork** – 1096s mailed, 1099s mailed & 2016 taxes filed = \$0.00
- **Annual Report** - \$70.00
- **Web Site** – due to be renewed next year
- **Gate Cards & Remotes** – not needed at this time
- **Stamps** – will need to be purchased

#### Budget

- **2017 Proposed Budget** – discuss & complete – **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

#### Committees – each voted w/ **Motion, 2<sup>nd</sup>, Resolution signed all in favor by all Board members present**

- **Events** – Liz Holland, Chuck Holland, Nancy Mitchell, Leroy Parker & Lucy Rodriguez
- **Communications** – Sheri Wilson & Gene Wilson (web site)
- **Maintenance** – Burt Johnson, Sheri Wilson, Leroy Parker & Chuck Holland
- **Pool** – Maxine Parker to open & Burt Johnson to close (Sheri Wilson & Mickey Lee as backups)
- **Parking Violations** – Burt Johnson & Mickey Lee
- **Violations** – Maxine Parker, Nancy Mitchell, Mickey Lee & Sheri Wilson
- **Appeals Committee** – (on hold until the next meeting)

#### Repairs

- **Playground** – miscellaneous items under warranty – speaking w/ playground company to resolve
- **Landscape Lighting** – additional quote for \$6,500 – still in discussion
- **Pressure Wash Bid** - \$250.00 for vinyl fencing on Minute Maid Ramp 2
- **Pressure Wash Bid** – need bid to power wash top of masonry fencing
- **Pressure Wash Bid** - \$250 for pool area
- **Pool Area** – fresh coat of stain needed
- **Front Entrance** – new lettering, tile cleaning & possible landscape lighting after that

#### Old & New Discussion

- **Director Certification** – per FL Statutes all directors have signed required form to certify reading & familiarity of HOA covenants, rules & policies of FL Statutes
- **Yard Sale** – April 7 & 8 from 8 am to 4 pm each day
- **Japanese Blueberry** – 2) 15 gallon \$145.00 each + bubblers for irrigation \$45 + trim back and/or remove some shrubbery as needed \$35 – **Motion, 2<sup>nd</sup>, resolution signed all in favor for \$400.00**
- **Moles** – in retention pond – pest control doesn't want to take liability for poison – researching other non poisonous ways
- **Retention Pond** – renewal certification in 2018
- **Violations** – recent – cars parking in yards with all 4 wheels or 2 wheels at curb edge – screen curtains on garage doors – company repair signs in yards
- **Meetings** – propose not every month – vote month to month

**Motion, 2<sup>nd</sup>, all in favor to Adjourn: 7:36 pm**



Corrections to February 17, 2017 Minutes:

sewer pipe to storm drain

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

Burt Johnson Burt Johnson, President

Mickey Lee Mickey Lee, Vice President

Sheri Wilson Sheri Wilson, Secretary/Treasurer

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Maxine Parker, Director

Nancy L Mitchell Nancy Mitchell, Director

