

Regime 1 Annual Homeowner's Meeting – May 21, 2023

10 am at the Yacht Club

Board Members Present: President Jay Thompson, Vice-President Vaughan Clarke, Treasurer Judy Troup, Secretary Cathy Miller, Bob Davis and David Jones. Absent – Lonnie Jones.

President Jay Thompson called the meeting to order at 10:05 am and welcomed the homeowners attending. We have a quorum of Board members and homeowners either in person or by proxy.

Minutes: Secretary Cathy Miller presented the minutes from the March 26, 2023 meeting which had previously been sent to the Board of Directors. David Jones made a motion to accept the minutes from the March 26, 2023 meeting; seconded by Judy Troup. The motion passed unanimously.

Financial Report: Treasurer Judy Troup gave the report. She stated that as of yesterday, we have in our operating account \$21,173.88; in our reserve account we have \$24,850.19. Every month, we transfer \$5,352.37 into our stucco account which the bank drafts from to satisfy the loan we have for the stucco project. We still owe the Yacht Club \$21,011.06 for our portion of the insurance which includes what we have already collected (\$10,595.06) from homeowners assessments. We have 3 homeowners who have not yet paid in full. One check from a homeowner should be forthcoming. If we don't receive these insurance assessments by July 1st, we will still have to reimburse the Yacht Club the balance of our portion of the insurance. She continued that she had copies of all transactions from July 1, 2022 if anyone is interested. She stated that the March and April financial statements appear to be in order. David Jones made a motion to accept the March and April financial statements as presented; seconded by Bob Davis. The motion passed unanimously.

Regime Updates: President Thompson asked for the Architectural/Landscape Review Committee (ALRC) to give a report. Susanne Draper, representing the ALRC, thanked all those homeowners that have painted their steps and doors with the approved colors, cleaned up around their units and submitted requests under the Architectural/Landscape guidelines. She continued that in the 3 weeks since the ALRC guidelines were approved, they have received 10 requests, 9 of which had been approved by the Board and the homeowners have been notified. This system seems to be working.

Dianne Graham gave the report on social activities for Sheila Edwards. Some of the Regime 1 social events included mystery dinners, theater nights, progressive dinners, wine and dine events and "circle nights". They also have a wine tasting event in the planning stages.

Jim Clevenger reported for the maintenance committee that a group of them walked around each building/unit noting items that needed to be addressed such as items in the crawl space, a/c condensation lines to be re-routed, steps that needed repair, items to be removed from common areas, etc.

President Thompson discussed the fact that we will have to have a termite treatment next April. We have a quote from our current company that does the inspections once a year and we will be getting additional quotes before the treatment has to be done. At this time we do not plan on raising the dues or have an assessment but we may have to sometime in the future for the termite treatment. He also talked about the stucco project and about the great maintenance committee Regime 1 has. They have saved us quite a bit of money. He also mentioned the committee that picked the colors for the stucco project and chose the new light fixtures. All the volunteers have done a fantastic job. As a special thank you to the three individuals, Jim Clevenger, Vaughan Clarke and George White, who tirelessly gave of their time and expertise during the stucco project, 17

homeowners donated personally and President Thompson presented the three with checks. This was met with a round of applause. He spoke about the group that make up the ALRC who went around to each and every unit noting items that do not comply with the By-Laws whether it was common elements or limited common elements. Discussions followed on extended decks and what is needed to change the Master Deed to allow extended decks (unanimous vote); the procedure for placing a lien on a unit for not paying their Regime fee; late fees of only \$25 which is determined by the By-Laws; ALRC guidelines; sewer line problems including the fact that we still have some clay pipes, roots growing into the lines and the flushing of wipes; and the status of our lawsuit against Butler roofing and roofing repairs.

Election Results: Secretary Cathy Miller counted the ballots. As there were three candidates for three vacancies, Robert Davis and Susanne Draper were elected for the two 3-year term openings and Dianne Graham was elected for the one 1-year term. The vote was unanimous with no write-in candidates.

Adjournment: David Jones made a motion to adjourn; seconded by Vaughan Clarke. The motion passed unanimously and the Regime 1 Annual Homeowners Meeting was adjourned at 11:48 am

Respectfully submitted,

Cathy Miller, Secretary