

Regime 1 Meeting – December 4 , 2022

10 am at the Yacht Club

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

President Thompson called the meeting to order at 10:06 am. We have a quorum.

Minutes: Secretary Cathy Miller presented the minutes from the September 25, 2022 meeting. David Jones made a motion to accept the minutes as presented; seconded by Judy Troup; motion passed unanimously. Cathy Miller stated that we had discussed at our work session earlier that we would email the unapproved minutes to the homeowners prior to our next meeting to eliminate printing copies for distribution at the meetings. This would save money and give the homeowners a chance to look the minutes over prior to the meeting so that they would be ready to ask questions any they may have. There would be a minimal amount of copies available at the meeting. This will be done in the future.

Financial Report: Treasurer Judy Troup gave the report for the September and October financials. Currently in the operating account we have \$22,640.38. We also have had \$15,530 in insurance assessments paid so far. The Reserve Account has \$144,092.06 and in the stucco account, we have \$407,094.51. We still have a few lighting assessments that need to be collected. With reference to late payments on the insurance assessment, it was decided that if payments are not received in the office by December 15th, a late fee of \$25 would be assessed. Cathy Miller made a motion to accept both the September and October financial reports; seconded by Vaughan Clarke; motion passed unanimously.

Old Business: President Thompson stated that we are moving along with our stucco project and installation of the new lighting. We will also be replacing the refurbished unit numbers, hopefully this week. The Yacht Club maintenance man, Rick, is doing this work and he has saved us a lot of money. He has also replaced a lot of deck boards and other maintenance. President Thompson also complimented our maintenance committee which is doing a great job. Once Peter Horry Court is finished and the structural issues with Units 32 and 33 are repaired (at homeowner's cost), the stucco project will move to Bamboo Loop where they will start on Units 141 – 144.

New Business: President Thompson stated that since there has been some confusion on the Building Maintenance Guidelines, the Maintenance Committee will go over the guidelines that were in place in 2006 and amended in 2019 and make recommendations for any changes to the Board for approval. There is no mention in previous minutes that the 2019 amended guidelines were ever approved by the Board. There was discussion on landscape issues and that we need to have these issues resolved by our landscape company and our manager only. Also, ESB, our stucco contractor, is going to give us a price on repairing, sealing and painting the gatehouse to look like Regime 1.

Homeowner Comments: No homeowner comments.

Adjournment: There being no further comments or questions, Vaughan Clarke made a motion to adjourn the meeting; seconded by David Jones; motion passed unanimously and the meeting adjourned at 10:45 am.

Respectfully submitted,

Cathy Miller

Secretary, Regime 1