

## **Regime 1 Meeting – July 17 , 2022**

### **9 am at the Yacht Club**

**Board Members Present:** President Jay Thompson, Vice-President Vaughan Clarke, Treasurer Judy Troup, Secretary Cathy Miller, and David Jones. Lonnie Jones was absent but Judy Troup had his proxy.

President Thompson called the meeting to order at 9:09 am and welcomed all those attending.

**Approval of Minutes:** Secretary Cathy Miller presented the minutes from the May 21, 2022 Annual Homeowners Meeting and the minutes of the June 16, 2022 Called Zoom Meeting. Vaughan Clarke made a motion to accept the May 21, 2022 minutes; seconded by David Jones; the motion passed unanimously. Vaughan Clarke made a motion to accept the June 16, 2022 Called Zoom Meeting; seconded by David Jones; motion passed unanimously.

**Financial Report:** Judy Troup gave the financial report and presented the May 2022 and June 2022 financial statements. She stated that we began our new fiscal year on July 1, 2022. Our water bill has decreased significantly probably in part to Vaughan Clarke and Jim Clevenger repairing some of the more than 50 leaking faucets. Some of the more difficult repairs were done by ARS and we are down to about 8 that still need to be repaired.

We have received our loan for the stucco project and have set up a separate account and bills for that project will be paid from this account. Our monthly payment to pay off the 10 year loan at 4.7% fixed rate will be \$5,352.57. The total loan we received is \$507,392. Vaughan Clarke thanked Judy for all her hard work in securing this loan. It was a long process. Vaughan Clarke made a motion to accept both the May and the June 2022 financial statements; seconded by David Jones; the motion passed unanimously.

President Thompson introduced the Board members to the homeowners including the newest member, David Jones.

**Old Business:** President Thompson spoke about the lawsuit against Butler Roofing. To date, we have spent around \$150,000 correcting all the mistakes made by Butler Roofing. We have submitted all the paperwork our attorney had requested. The next step would be mediation but our attorney feels the insurance companies will settle before that, hopefully in the next few months. Butler's sub-contractor, Rooftek, has defaulted so we are now just dealing with Butler's insurance companies. Aztek has inspected every roof and attic space of every unit and took numerous pictures. This information has all been sent to the attorney. We currently have 3 active leaks after the recent rains that Aztek has to address and they should be here, hopefully next week.

President Thompson told the homeowners that Belle Isle has now hired a maintenance man, Rick Sterling. In addition to working for the Yacht Club, he will also be available for work in the Regimes and the Regimes will be billed for his time.

As for the stucco project, we will be sending out a list of items for the homeowners to do before the stucco work is done on their building such as removing decorations, nails, screws, etc. They will be starting in Little Point on or about August 15<sup>th</sup> and they will be doing one building at a time including pressure washing, making necessary repairs to the stucco and trim, and applying the coating and paint. Your unit numbers and light fixtures will be removed and then re-installed. Gutters will be removed and then put back up. If the gutters are in poor

condition, they will not be put back up. President Thompson also discussed the possibility of looking into getting new exterior light fixtures.

**New Business:** We had to call in ARS as we had a few sewer lines that had problems and needed to be taken care of. Patrick Willoughby is working with ARS to possibly work out a preventative maintenance schedule once or twice a year, to prevent future problems.

**Homeowner Comments:** It was suggested that if a homeowner has a problem, contact a Board member first rather than tie up the office phone for some minor situations that a Board member could answer.

**Adjournment:** There being no further comments or questions, Vaughan Clarke made a motion to adjourn the meeting; seconded by Judy Troup; motion passed unanimously and the meeting adjourned at 10:21 am.

Respectfully submitted,

Cathy Miller  
Secretary, Regime 1