

Regime 1 Meeting – October 29, 2023

10 am at the Yacht Club

Board Members Present: President Jay Thompson, Vice-President Vaughan Clarke, Treasurer Susanne Draper, Secretary Cathy Miller, David Jones, Dianne Graham and Bob Davis.

President Thompson called the meeting to order at 10:03 am and welcomed all attending. He mentioned that we have lost two neighbors in the last month so please keep their families in your prayers. He added that from now on and following Robert's Rules, we ask that all homeowner comments be held until the end of the meeting.

Minutes: Secretary Cathy Miller presented the minutes from the September 24, 2023 Meeting which had previously been sent to the Board. There being no changes, Bob Davis made a motion to accept the minutes; seconded by David Jones. The motion passed unanimously.

Financial Report: Treasurer Susanne Draper presented the September financial statement. As of the end of September, we have \$17,715.58 in our operating account and \$18,794.19 in our reserve account. On Friday, we deposited \$127,666.84 which was the result of our law suit against Butler Roofing. Vaughan Clarke made a motion to accept the September 2023 financial statement; motion was seconded by Bob Davis. The motion passed unanimously.

Old Business:

Painting Requirements and ALRC Requests – President Thompson stated that numerous emails have been sent to homeowners about painting their front steps, back steps and doors. We had asked the homeowners to be responsible for this painting so that we would not have to assess the homeowners for the stucco project. We have asked that they please get this taken care of sooner rather than later.

By-Law Amendment Vote – Secretary Cathy Miller reported that we had received a total of 53 ballots – 48 voted yes and 5 voted no. The By-Law Amendment, which was to update the late fees on Regime 1 dues, did not pass as we needed 54 yes votes.

New Business:

The Circle - President Thompson explained that there is an area in Regime 1 that was approved by the Board awhile ago and designated as a social meeting place that would have 4 benches placed there. Over time, some of the benches are not in good shape and other items have been placed there. After much research, we have come up with a plan to replace the 4 benches, add two chairs and replace the fire pit with a gas table (firepit). We would also include two side tables. The product has a 20 year warranty. Susanne Draper made a motion to purchase these items for The Circle; seconded by Vaughan Clarke. The motion passed unanimously. These items will be ordered shortly and will take a few weeks to arrive. In the meantime, we will remove those benches that are unsafe and move benches from other areas until the new items come in.

Homeowner Comments - A homeowner asked for more information on the new benches, etc. President Thompson explained that these new benches are 60" and can fit 4 people comfortably. With the addition of the two chairs, we will have seating for 14 people.

A homeowner asked about his roof overhang that has no underlayment under the shingles. President Thompson stated that this will be worked on.

A homeowner asked about the shut off valves for each unit and how so many of them have to be replaced as they are not working or in various states of disrepair. President Thompson said he has asked our maintenance committee to come up with a workable plan for dealing with all our maintenance issues, including shut-off valves and our sewer maintenance, and we hope to have that by our next meeting.

Adjournment: There being no further comments or questions, Vaughan Clarke made a motion to adjourn the meeting; seconded by Susanne Draper. The motion passed unanimously and the meeting adjourned at 10:24 am. President Thompson asked those attending to leave as the Board would be going into an Executive Session.

Respectfully submitted,

Cathy Miller
Secretary, Regime 1