

## Regime 1 Meeting – September 24, 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 asked if there was any objections to Carol Lorson recording the meeting on her cell phone. There being no objections, the meeting continued.

**Minutes:** Secretary Cathy Miller presented the minutes from the May 21, 2023 Annual Meeting which had previously been sent to the Board. There being no changes, David Jones made a motion to accept the amended minutes; seconded by Susanne Draper. The motion passed unanimously.

**Financial Report:** Treasurer Susanne Draper presented the May, June, July and August financial statements. As of the end of August, we have \$25,710 in our operating account and \$18,794.19 in our reserve account. We have a strong upward movement. Vaughan Clarke made a motion to accept all the financial statements as presented; seconded by Dianne Graham. The motion passed unanimously. President Thompson stated that we still have to approve the 2023 – 2024 Regime 1 Budget. Susanne Draper made a motion to approve the Regime 1 2023 – 2024 budget as presented; seconded by Vaughan Clarke. The motion passed unanimously.

### **Old Business:**

**Maintenance Update** - President Thompson reported that most maintenance requests are up-to-date. If you have submitted a maintenance request, our maintenance man will get to them. He doesn't just work for Regime 1. He also does maintenance for the other Regimes. We have 50 something units out of 72 that have completed the painting of the steps front and back and the doors. We ask the homeowners to get that taken care of soon. When we started this stucco project, it was with the stipulation that the homeowner would be responsible for the painting of doors and steps but the Regime would supply the paint. This was done so that we would not assess for the painting/treatment of the buildings. If the homeowner does not paint their front and back steps and doors, we will have it done and assess the homeowner for the labor.

**ALRC Guidelines Vote** – President Thompson called for a motion to accept these guidelines. Susanne Draper made a motion to accept the ALRC Guidelines effective September 26, 2023; seconded by David Jones. The motion passed unanimously. President Thompson explained that everything in these guidelines are from our By-Laws. We just made it simpler to read. These guidelines will be registered shortly. These guidelines will be sent to homeowners twice at which point they will be enforceable and will be registered prior to January 10<sup>th</sup>.

**Butler Roof Update (lawsuit/claim)** – President Thompson said that we have worked very hard to get all the roof leaks that have been reported fixed. We did have mediation with the lawyers on September 11<sup>th</sup>. The only Thing that President Thompson could report is that we have reached an agreement and our attorney has told us not to say anything else until the check is in our account. A question was raised about what amount the attorney will be getting. President Thompson stated that the attorney will get 30%. However, he will lower that figure by the \$5,000 retainer we originally paid him.

Termite and Pest Control - President Thompson discussed our termite and pest control. After much consideration, it was determined that we would move our termite and pest control to Terminix. Vaughan Clarke made a motion to have Terminix replace our current termite and pest control company; seconded by David Jones. The motion passed unanimously. The new service will be using a bait system which will be placed around every building 8' to 10' apart and will be checked quarterly. They will examine under the units just like the present company does now at a considerable savings.

**New Business:**

By-Law Amendment vote - President Thompson stated that we did not receive enough yes votes on the By-Law Amendment dealing with an updated late fee structure. It was stated that we would need 54 yes votes or 75% yes votes to pass the amendment and we only had 44 ballots out of 72 returned. This vote was done to simplify this particular By-Law Section as written in 1974 where the late fee is stated as 8% per annum. There were further discussions on late fees on Regime fees and late fees on the insurance assessment. We had quite a few who were late on their insurance assessments. We will be sending out new ballots for this vote. Also discussed was how the accountant sends the monthly statements and we will try to get him to also send the statements as a PDF file as well as a WINDAT file.

Policy on Establishment & Enforcement of Rules/Regs – We are putting in place a Policy on Establishment and Enforcement of Rules and Regulations regarding fines. This is the same Policy as the Yacht Club. Dianne Graham made a motion to accept the presented Policy on Establishment and Enforcement of Rules and Regulations; seconded by Susanne Draper. The motion passed unanimously. This will be sent out by email twice within the next 15 days and will be enforced as of October 10<sup>th</sup> and will be recorded.

Change in Attorney – Susanne Draper made a motion to enter into contract to retain the services of Harry Oxner of Oxner & Stacey Law Firm to handle legal services for Regime 1; seconded by Dianne Graham. The motion passed unanimously. President Thompson stated that Harry Oxner handled our litigation with Butler Roof. In addition, our current attorney, Elizabeth Saraniti has released us before we decided to retain Harry Oxner's law firm.

**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 10:57 am.

Respectfully submitted,

Cathy Miller  
Secretary, Regime 1