



Regency House Condominium Association, Ltd.

929 North Astor Street
Milwaukee, WI 53202

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.

MINUTES OF JULY BOARD OF DIRECTORS MEETING

August 30, 2021 | 6:00 PM

In Person Meeting with Zoom Option

APPROVED Minutes

1. Call to Order: President called the meeting to order at 6:00 p.m.

Present: Jorge Franco, President
Ralph La Macchia, Vice President
Natasha Misra, Secretary
Karl Barth, Treasurer
Ron Kujawa, Director
Jeff Steggeman, Director

Lisa Komppa, General Manager

2. President's Remarks

- a. Welcome new RHCA General Manager – Lisa Komppa, PCAM, CPM, AMS
 - i. Professional property management services since 1993. Prior co-owner and president of Professional Property Consultants specializing in condominium and homeowner association management. Active member of the Wisconsin chapter of the Community Association Institute (CAI). Certified Property Manager (CPM). Licensed Wisconsin Real Estate Broker.

3. Project Update – Ralph

- a. Improvement Project – Welcome CDSmith Management Team. Introduced themselves at the meeting.
 - i. Calvin Sabel, Senior Project Manager
 - ii. Kurt Schmidt, Onsite Project Superintendent
- b. Improvement Project/Storage/Kickoff
 - i. Buildout of storage lockers starting followed by offices while also dealing with air handler
 - ii. Partition walls beginning. Once new lockers are built then move items from existing storage lockers to new lockers.
- c. North Wall Kickoff Update (WJE/Holton Brothers)
 - i. Staging of water infiltration. Remove face brick. Waterproofing system. Address before nighttime temperatures drop in the season.

4. Personnel Update – Jeff

- a. Appreciation for current employees.
- b. Current job market has been challenging for new hires.



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5. Member and Resident Directory – Jeff/Lisa

- a. The directory was circulated by Lisa today. It remains a work in progress at this time. Please report any errors or changes to RHCA management office.

6. Pool Closing Update - Lisa

- a. The pool will close for the season when the weather forecast predicts five consecutive days to have either highs of 70 degrees and below OR at least a 50% chance of rain

7. Treasurer's Report – Karl

- a. Financial Statement Summary – Karl presented the July dashboard

8. Approval of Prior Meeting Minutes: Approved minutes of July 2021 meeting (Action by e-mail).

9. Q&A

10. Adjourned