



Regency House Condominium Association, Ltd.
929 North Astor Street
Milwaukee, WI 53202

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.
MINUTES OF BOARD OF DIRECTORS MEETING
December 20, 2021 | 6:00 PM
In Person Meeting

APPROVED Minutes

1. Listening Session

2. Call to Order: President called the meeting to order at 6:04 p.m.

Present: Ralph La Macchia, President
Natasha Misra, Vice President, Secretary
Keith Lester, Treasurer
Karl Barth, Director
Ron Kujawa, Director
Mark Smith, Director

Lisa Komppa, General Manager

3. Formal Approval of 10/25/2021, 11/08/2021 and 11/18/21 Meeting Minutes

- a. Approved unanimously

4. President's Remarks

- a. Welcome of the new board members
- b. Goal to escalate standard of care

5. General Manager's Remarks

- a. Employee Holiday Lunch 12/17/2021 – Thank you to all owners for your generosity
- b. Introduction of Grievance Committee
 - i. Jane Somers, Martha Mainland, Don Jackson, Thomas Schmitt
 - ii. First hearing on January 5th

6. Project Update – Ralph

- a. Improvement Project
 - i. Floor prep of back entry and package room
 - Back area will be closed Wednesday for sealing the floor
 - ii. Vending machines relocated to garage level
- b. North Wall Update (WJE/Holton Brothers)
 - i. Substantial portion of leaks complete for year
- c. Water Loss on September 25, 2021
 - i. Nearly finished with repairing hallway walls that were damaged by water, remainder will be complete during the improvement project



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7. Treasurer's Report – Keith

8. Write Off Aged Receivables

- a. Approved unanimously

9. Proposal from Total Mechanical – Add Humidification to Make-up Air Unit Supply Air

- a. To disperse live steam from the existing city steam main into the supply duct from the New Make-up Air Unit.
- b. Healthier and more breathable air
- c. Hallways
- d. Timing is ideal
- e. Independent engineer assisted and viewed
- f. Approved unanimously

10. Discussion Regarding Insurance Deductible

- a. In order to address some of the recent situations when there is a loss, some associations have adopted rules to assess the deductible back to the unit owner. Regency will continue to research and explore this issue.

11. Q&A

12. Adjournment, 6:42 PM