



Regency House Condominium Association, Ltd.

929 North Astor Street
Milwaukee, WI 53202

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.

MINUTES OF BOARD OF DIRECTORS MEETING

January 31, 2022 | 6:00 PM (FILE UNDER FEB)

In Person Meeting

APPROVED Minutes

1. Listening Session 6:01 p.m.

2. Call to Order: President called the meeting to order at 6:27 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

Chris Conolly, Guardian Protective Services

3. Formal Approval of 12/20/21 Meeting Minutes

- a. Approved unanimously

4. President's Remarks – Ralph LaMacchia

- a. Security Audit
 - i. The Board has retained Chris Connolly of Guardian Protective Services to conduct security audit of the Regency
 - ii. Discussion of the garage incident on January 30, 2022
- b. Improvement Project
 - i. Club room renovation starting soon along with moving the management offices
- c. Working on resident unit water shut off assessment
- d. Owner Question Submitted in Advance
 - i. Lighting in rear service area is LED lighting and adjustable. Per requests, lighting has been adjusted.

5. General Manager's Remarks -Lisa Komppa

- a. Introduction of New Staff



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6. Project Update – Ralph

- a. Improvement Project – See President's Remarks above.
- b. Water Loss on September 25, 2021
 - i. Nearly finished with renovation of originating unit

7. Treasurer's Report – Keith

- a. Loan funds were deposited into Town Bank Account on 1/18/22

8. Presentation by Erich Krueger – EV (Electric Vehicles) Charging Capabilities

- a. Erich Krueger will continue exploring options available to the Regency and will present such options to the Board

9. Proposal from Total Mechanical

- a. Discussion of adding electronic controls to existing air handling unit on first floor and the hot/chilled water systems
- b. Recommended to be included in next year's budget

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.
- b. Given our governing documents, Regency would need to amend the documents. Will table this matter for the time-being.

11. WI Plumbing License Laws

- a. Discussion of plumbing work at the Regency with residents contracting with registered and licensed plumbers along with proof of insurance

12. Q&A

13. Adjournment 7:06 PM