



Regency House Condominium Association, Ltd.

929 North Astor Street
Milwaukee, WI 53202

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.

MINUTES OF JULY BOARD OF DIRECTORS MEETING

July 26, 2021 | 6:00 PM

In Person Meeting with Zoom Option

APPROVED Minutes

1. Call to Order: President called the meeting to order at 6:02 p.m.

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

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

3. President's Remarks

4. Project Update – Ralph

a. Improvement Project

- i. Continue to move forward. Interior partition walls for lockers starting in the upcoming weeks, and from there we will then be able to continue in building the offices to relocate management.

b. North Wall (WJE/Holton Brothers)

- i. Holton approved to proceed with sample floors. Scheduled to start at the end of August.

c. Air Handler

- i. The current air handler has far exceeded its life expectancy. The decision is whether to proceed now at substantial cost savings or wait until it fails. Motion by Karl Barth and seconded by Jeff Steggeman to proceed with air handler at this time. Passed unanimously.

5. Member and Resident Directory

- a. The directory is being compiled at this time. Many residents did not respond yet.

6. Pool Policy – Natasha

- a. Maximum of four guests when owner present.
- b. Maximum of only two authorized pool guests are allowed without the presence of the owner. An authorized pool guest application must be completed.
- c. More than four guests requires prior board approval.
- d. Please continue to be mindful of safety and enjoyment for all owners and guests.



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7. 2021-2022 RHCA Budget

- a. Capital Reserve Budget Amendment to remove the replacement of the cooling tower from the capital expenditure budget for 2021-22. Passed unanimously.

8. Treasurer's Report

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

9. Q&A

10. Adjourned