



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

**REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**July 18, 2022 | 6:00 PM**  
**ZOOM Meeting due to Clubroom Remodeling**

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**APPROVED Minutes**

**1. Listening Session**

**2. Call to Order:** President called the meeting to order.

Present: Ralph La Macchia, President  
Natasha Misra, Vice President, Secretary  
Keith Lester, Treasurer  
Karl Barth, Director  
Ron Kujawa, Director  
Mark Smith, Director  
  
Lisa Leon, General Manager  
Chris Connolly, Guardian Protective Services

**3. Formal Approval of June 6, 2022 Meeting Minutes**

- a. Approved unanimously

**4. President's Remarks – Ralph La Macchia**

- a. Welcome New Owners
  - i. Kurt Ehman, Unit 304

**5. General Manager's Remarks -Lisa Leon**

- a. Pool gate is fixed

**6. Improvement Project Update – Ralph La Macchia**

- a. Improvement Project/Remodel
  - i. Making adjustments to illumination in hallways

**7. 2022-2023 Proposed Budget/Treasurer's Report – Keith Lester**

- a. The 2022-2023 budget was approved by the Board and presented to owners. Reserve Budget was approved by the Board and presented to owners but will be revised and updated based on recalculation of 2022-2023 projected costs.



CONDOMINIUM

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- b. Addendum: Two errors regarding the funding of the 2014 window replacement project from the July 18, 2022 Treasurer's Report were subsequently corrected in a later notice sent to owners in early August.

### **8. Safety & Security Special Assessment – Mark Smith**

- a. Pursuant to the By-Laws, Article 10, §10.05, a Safety & Security Special Assessment in the amount of \$228,237 was presented and discussed. Owners were provided an outline and had the opportunity to ask questions. The Board voted and unanimously approved the Assessment.

### **9. Q&A**

### **10. Adjournment**