



Regency House Condominium Association, Ltd.

929 North Astor Street
Milwaukee, WI 53202

**REGENCY HOUSE CONDOMINIUM
ASSOCIATION, LTD.
MINUTES OF BOARD OF DIRECTORS MEETING
Monday June 5, 2023 | 5:00 PM
Regency Clubroom - In Person and Zoom**

APPROVED MINUTES

- 1. Call to Order:** President Keith Lester called the meeting to order at 5:10 p.m.

Present: Keith Lester, President, Treasurer
Ralph Harast, Vice President
Mark Smith, Secretary
Karl Barth, Director
Kent Brown, Director
Sarah Thompson, Director

Diane Duhig, General Manager

- 2. Formal Approval of March 13, 2023 Meeting Minutes**

a. Approved unanimously

- 3. President's Remarks – Keith Lester**

- a. Overview of Regency House: Pool open, Landscape improved with perennial plantings, garage floor cleaned
- b. Efficient, mechanical upgrades have been installed and more approved for future
- c. New GM, Diane Duhig, has improved communications, reduced costs, improved employee efficiencies, and reduced overtime costs in the two and one-half months since her start date.

- 4. HO6 Insurance Guidance: Matt Mekemson of Trottier Insurance**

- a. Unit owners should have HO6 policies that have a minimum of \$500,000 of personal liability coverage and \$25,000 minimum of loss assessment coverage to reduce claims and premiums paid for by RHCA.

- 5. President Keith Lester made a motion that was approved unanimously to require all unit owners to carry HO6 insurance policies and allow the RHCA to assess unit owners up to \$25,000 for damages caused by unit owner negligence, accidents or for other reasons the Board of Directors deems appropriate.**

Motion Approved unanimously



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6. Pool opening and closing dates and expanded hours- Keith Lester

- a. New Pool rules and guidelines were provided to homeowners.
- b. New pool hours are 7:00 AM to 10:00pm, quiet swim 10pm-midnight, seven days per week.
- c. Pool to open yearly on May 15th and close on October 31st (weather permitting). Pool furniture will remain around pool as long as Fall weather permits.

7. Landscaping / Pool Improvements- Diane Duhig

- a. More perennials and shrubs being utilized in part to reduce costs on yearly plantings. Goal is to improve overall look of our landscaping without increasing annual costs.
- b. Improvements made to pool heater to increase efficiency, WE Energies to perform energy audit and will advise on potential cost savings.

8. Remodeling project completion- Diane Duhig

- a. Punch list has been significantly reduced. Carpet and painting items remain, electric blinds in Club Room to be installed mid-June.
- b. Club Room refrigerator delivered; decorative panels missing.
- c. Additional bids sought for elevator wall refinishing.
- d. Message boards need better wifi connectivity and additional training from IQ Automation.

9. Dryer Ventilation – Mark Smith

- a. Kahler Slater confirmed venting of dryers to mechanical chases is ok with the proper fire or fire / smoke dampers installed.
- b. Board is in process of updating Contractor Agreements and unit owner remodeling policies.

10. Mechanical & Physical Improvements- Keith Lester

- a. Bids are being prepared for the repair of water leaking patio doors and brick façades.
- b. Domestic water pumps (two) need to be replaced and are out for bid.
- c. Other repair and maintenance items being prioritized based on next fiscal year budget.

11. Budget Planning- Keith Lester

- a. Draft August 1, 2023 to July 30, 2024 budget is being prepared. Final budget approval to be discussed at July meeting, date to be announced.

12. Adjournment at 5:56 p.m.