



Regency House Condominium Association, Ltd.

929 North Astor Street
Milwaukee, WI 53202

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.

MINUTES OF BOARD OF DIRECTORS MEETING

March 13, 2023 | 6:00 PM

Regency House Clubroom and Zoom Meeting

APPROVED Minutes

1. Call to Order: President called the meeting to Order at 6:00 p.m.

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

2. Formal Approval of October 3, 2022, Meeting Minutes

- a. Approved unanimously

3. Previous Board Action

- a. Unanimous vote on 2/24/23 to hire Diane Duhig as Regency House General Manager (Keith Lester and Kent Brown recused themselves from voting).

4. President's Remarks – Keith Lester

- a. Ralph LaMacchia resigned as President of Board, Owner's Rep of Improvement Project
- b. Keith Lester new President, Ralph Harast, Vice-President per 2/16/23 unanimous vote
- c. Board to meet Wednesday mornings at 7:30 in Club Room all unit owners are welcome to attend (Executive Sessions excluded).

5. Introduction of new General Manager -Diane Duhig

- a. Start date 3/20/23. Kelly Maney to stay on as Assistant General Manager

6. Project Update – Keith Lester

- a. Improvement Project/Remodel
 - i. New Owner's Rep being finalized
 - ii. CD Smith said improvement project is 95% complete
 - iii. Replace 28th floor carpet, add electronic notice boards, Club Room electrical outlets, mail room and elevators need finishing
 - iv. Unit owners to provide punch lists and respond to door survey charges



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7. Safety & Security Update-Mark Smith

- a. Centec to finish security upgrades by June 2023
- b. Adding security monitor to surface parking lot gate
- c. New dual fobs should be programmed and given to owners during week of 3/23

8. Treasurer's Report – Keith Lester

9. Q&A

10. Adjournment- Meeting adjourned at 6:50 p.m.