



Regency House Condominium Association, Ltd.

929 North Astor Street

Milwaukee, WI 53202

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.

Minutes of Annual Meeting

November 14, 2023 | 5:00 PM

**In Person Meeting Regency House Club Room and
Zoom Meeting**

1. Call to Order: President called the meeting to order at 5:09 p.m.

2. Roll Call

Present: Keith Lester, President
Ralph Harast, Vice President
Mark Smith, Secretary
Sara Thompson, Treasurer
Kent Brown, Director
Michael Steinle, Director

Diane Duhig, General Manager

3. Approval of Minutes of 2022 Annual Meeting: Approved unanimously

4. Notification of Quorum- A quorum has been met. 60% + of unit owners represented in person or by proxy.

5. Motion on Excess Operating Funds Resolution: With a quorum being present, the vote on the Resolutions to transfer funds was held and the Resolutions passed. The Treasurer will transfer \$525,943 from the operating fund to the reserve fund.

6. Board Reports

- a. **Auditor-** Matt Haugen of Riley, Penner & Benton, LLP reported on the Audited Financial Statements which had been previously provided to the members.
- b. **Treasurer-** Motion to accept the treasurer's report. Passed unanimously



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- c. **President Update-** Communications at Regency House improved drastically with new General Manager Diane Duhig. Upcoming projects to be considered during the 2023 / 2024 fiscal year include additional repairs of the North & South brick facades, repair of some leaky balcony screen doors, new domestic water booster pumps, replacement of laundry room flooring, new surface parking lot gate, new front entrance door, garage floor repairs, and improved functionality of Club Room. Diane Duhig has worked diligently to eliminate waste and inefficiency by reducing staff overtime pay by 30%, by paying vendors and contractors on time and by decreasing the time needed to prepare for the annual audit. The Regency House board plans to implement an electronic format for the 2024 Annual Meeting. Unit owners will have the ability to vote ahead of time from the comfort of their condos. Administration of the Annual meeting will be less time consuming and more secure. Paper voting will still be an option.
- d. **Diane Duhig, General Manager Update-** CD Smith to provide credits on a several small punch list items that were not to Regency House satisfaction. The credited money will be used to hire new contractors to complete the punch list items. Pool season was a success and the pool season extended. Several new landscape items were completed around the building and trees were replaced and added around the pool for better privacy. Savings were realized by resurrecting the old Regency House website and updates should be completed around early December 2023. Residents have the option to include or refrain from having their contact information on the website. Work on the leaky patios will resume March of 2024. Residents will soon be able to purchase wafer thin fobs for \$5 that can be attached to a phone to open common area doors. Phone apps to open common area doors are also available for purchase through Regency House office. Window cleaning and hallway carpet cleaning to be completed by 11/17/23. Regency House identified rugs and door mats are being researched for use in the hallways, in front of doors, and by elevators throughout the building. Multiple bids are sought for all work being considered at Regency House to ensure best prices and quality.
- e. **Sara Thompson, Director Update-** Chili Cook-Off on Sunday November 12th was a great social event with over 40 residents attending and 9 various chilis sampled. Ryan Miller took 1st place and Sara Thompson came in a close second. Thanks to Ryan Miller and Diane Duhig for their help in making this event a success.



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7. Introduction of New Board Members

- a) Welcome new 2023 / 2024 board members Keith Lester, Ralph Harast, Sara Thompson, Mark Smith, Kent Brown, and Michael Steinle.

The 2022-2023 Regency House Board of Directors- Motion by Vice-President Ralph Harast to appoint the following Officers and Directors passed unanimously.

- Keith Lester- President
- Ralph Harast- Vice President
- Sara Thompson- Treasurer
- Mark Smith- Secretary
- Kent Brown- Director
- Michael Steinle- Director

8. 2023 Annual Meeting Adjourned at 5:47 PM