

Regency Cooperative Association Minutes from May 18 2026 Board Meeting

Attendance:

Board and Working Group Members: Debra Mastaler (Chair), Mary Lu Belote (Treasurer), Julie Gerkens (Secretary), Cindy Mitchell, Bill Pedersen, Charles Tucker, John Clement (WG/non-voting), Beth Ward (WG/non-voting)

Absent: Roger Halls (Vice-Chair)

The meeting was called to order, and Debra identified a quorum.

The minutes from the April 2026 meeting were approved.

Comments from the Chair: Debra

Debra talked to a new vendor in the pipeline... Andy's Duct Cleaning. She asked the owner to send her a link to his website and to fill out the vendor form. Cindy will follow up.

Two new vendors have been added to the website:

Kemper Carpet & Flooring
Eastern Shore Green Clean

We now have 84 vendors in the Regency Co-op

Comments from Vice Chair: Roger (in abstentia)

All vendors with COIs expiring in April have submitted renewals.

Five vendors are scheduled for COI renewal in May. Two of the vendors have already received the first email reminder. Roger will send a second email reminder later this week to 3 Day Blinds (COI expired 5/1/26) and Sink UP (COI expired 5/4/26).

One vendor with a COI expiring in May will receive an email; it is Reliance Repair, which expires 5/26/26.

We originally planned to review recently proposed Bylaw changes, but since Roger was absent, we decided to table this until the June 2026 BOD meeting.

April Treasurer's report: Mary Lu

The SCC payment has been made. In the past the registered agent has been the Treasurer. Debra will take over as the agent after we change the address of the P.O. Box.

Our Bank statement reflects two new Co-op members. This brings us to 665 active members.

Your account statement

For 04/30/2026

Contact us



Truist.com



(844) 4TRUIST or
(844) 487-8478

■ BUSINESS VALUE 200 CHECKING 1000076878379

Account summary

Your previous balance as of 03/31/2026	\$5,113.89
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 90.00
Your new balance as of 04/30/2026	= \$5,203.89

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
04/20	MOBILE DEPOSIT	45.00
04/27	MOBILE DEPOSIT	45.00
Total deposits, credits and interest		= \$90.00

Membership Updates: Charles

Charles gave the Board an overview of the spreadsheet and where he gets his information.

Vendor Updates: Cindy

The following link is to "Vendors in Progress". Cindy noted that she contacts all residents who make referrals for vendor additions and keeps them apprised of the progress (we added them, or didn't and why).

https://docs.google.com/spreadsheets/d/1B4FBaV0A9guxGB_OUcqkhzKiUcFwicPQmTsFaEOq0b8/edit?gid=470147939#gid=470147939

For example, Cindy reported that she contacted the resident who referred Fifth Fuel to let them know that we did not get a response from them after reaching out.

New Business:

Website Review and Job Descriptions: Debra walked through the website for the new Board members (John and Beth). She also briefly discussed the Job Descriptions we have been working on, including three new positions: Vendor Director, Membership Director, and Outreach Director. We will discuss the job descriptions in more detail and officially assign board members to the new positions at the June meeting.

Passing of the Rake Ceremony: The Board welcomed John Clement and Beth Ward and said farewell to Bill Pedersen and Charles Tucker. Debra thanked Bill and Charles for their contributions. We took a picture of the “passing of the rake” and new Board photo to post on the OA Facebook page and Regency Review.

The meeting was adjourned at 4:15 pm

Next Meeting: June 15, 2026, 3:30 - 5:00 Clubhouse