

Minutes from November 17, 2025

Regency Co-op Board Meeting

Board attendance:

Debra Mastaler, Roger Halls, Mary Lu Belote, Julie Gerken, Cindy Mitchell, Bill Pedersen, Charles Tucker, Barbara Clement (late arrival)

The meeting was called to order and a quorum was met.

Minutes from the October 2025 meeting were approved.

Comments from the Chair: Debra

Debra destroyed 9 checks.

We have two new vendors in the pipeline:

Sophia Ediwe has applied to be a vendor, but has no resident referral. She provides in-home nursing care.

Wright's Tree and Landscaping won't agree to give us a fixed discount, so we are not moving forward.

We removed Dan's Power Washing from our vendor list, we now have 79 vendors.

Debra has written and submitted a flyer for the next Regency Review (due to be published in December).

Charles has agreed to be on a new working group with Barbara. If Barbara needs to take a break due to health issues, Charles will assume her position and fill in the remainder of her 2-year term.

Charles has been emailing new residents in the condos, since we are not able to get access to their mailboxes. If Barbara leaves, Debra will take over the new resident research.

Roger commented that he is now a “block co-captain”. He has reviewed the packet for new residents that includes information on the Regency Co-op. He feels that there is way too much information in the packet for a new resident to digest quickly. Therefore he believes that the approach Charles and Barbara are taking (one on one outreach) is a good one.

Debra mentioned that she attended the Life at Regency meeting to network and be available for questions.

Debra reviewed the “membership” spreadsheet. We have 34 new memberships so far this year through November 1. We had 45 last year at this time, 30 in 2023, and 33 in 2022.

Comments from the Vice Chair: Roger

All vendor Certificates of Insurance (COIs) are up to date through October. Only one vendor is scheduled for COI renewal in November. REO-Service Pro, Inc. is due 11/18/2025.

A total of three vendors are scheduled for renewal in December:

Ace Handyman Services NoVA West is due 12/1

Prospect Development Co., Inc is due 12/1

Comfort Keepers Manassas is due 12/31

November Treasurer’s Report: Mary Lu

We have one new member in November. Our balance as of October 31, 2025 is \$4633.64.

Your account statement

For 10/31/2025

Contact us



Truist.com



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

The federal government will stop sending paper checks after September 30, 2025, except in limited cases. Federal benefit payments are required to be made electronically. Switch your federal benefit payments to direct deposit to avoid delays: <https://godirect.gov> or call 800-967-6857 (Mon-Fri, 9 AM-7 PM ET).

■ BUSINESS VALUE 200 CHECKING 1000076878379

Account summary

Your previous balance as of 09/30/2025	\$4,543.64
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 90.00
Your new balance as of 10/31/2025	= \$4,633.64

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT (\$)
10/01	MOBILE DEPOSIT	45.00
10/24	COUNTER DEPOSIT	45.00
Total deposits, credits and interest		= \$90.00

Vendor Agreement Renewal Update: Bill

Bill reported that the vendor renewal process is completed. All of the vendors renewed except for two.

- Dan's Power Washing - no response to the four emails and three phone calls.
- Hemsing Designs, Inc. - he is winding down his business.

A round of applause was given to Bill for his hard work on the vendor renewal program.

Old Business

Mailbox - Mailbox renewal has been completed, we are paid through November 2026.

Password Protection on Website - Last month we discussed other ways to increase membership. Roger suggested that we limit website access to members only. Currently anyone can access the website for vendor information. And because we have no way of knowing whether vendors are checking membership lists before offering/accepting requests for discounts, there is less of an incentive for new members to pay \$45 to get information that is readily available.

We also discussed whether we could “password protect” the Vendor Directory. It was suggested that we hold a focus group on this first to gauge the reaction. If we decide to limit the access, we would have to communicate this in the Co-op Newsletter, and also put a notice in the Regency Review and Regency Times newsletter.

After discussion, we agreed that Debra would do an “informal” focus group to gauge interest in password protection among the members.

It was also suggested that we send a letter to all vendors reminding them to ask potential clients if they are Co-op members before offering them discounts. They should always check the list of members first.

New Business

Debra and Cindy will begin the New Vendor Outreach process in January. They will look at the categories we want to focus on and then comb through the Neighbors Facebook page for leads based on resident recommendations.

The meeting was adjourned at 4:10 pm.

Next Meeting: January 19, 2026 3:30pm at the clubhouse.