

REGENCY BUDGET & Finance Committee
MINUTES
MARCH 24TH 2015

COMMITTEE MEMBERS PRESENT:

JACK KAYE, CHAIRMAN
JOHN GOLEBUSKI
STEVE FARRON
VINCENT DeSIMONE
ALAN DATZ
JOANNE MURPHY
STANLEY SANDLER

MEMBERS ABSENT:

MICHAEL FUSELLA

OTHERS PRESENT:

STEPHANIE HARMON, COMMUNITY MANAGER
RICHARD LANS, RESIDENT TRUSTEE
CHARLES LERMAN,
MOHAMAD SALYANI, AUDITOR WILKIN & GUTTENPLAN P.C.

The meeting started at 3:00 pm.

Minutes of the previous meeting of December 4, 2014 were approved.

Mr. Kaye turned the meeting over to Mr. Salyani of Wilkin & Guttenplan P.C. ("W&G") to discuss W&G's audit of the Association's financial statements for the year ended December 31, 2014. Mr. Salyani provided the Committee with the required auditor communications concerning W&G's audit. Mr. Salyani indicated that, among other things, there were no accounting or reporting issues relating to the audit, that W&G received the full cooperation of the Association's management and financial staff, and that W&G has substantially completed its audit of the financial statements. Subject to the receipt of the signed management representation letter and completion of a subsequent event review discussion, the Association's financial statements for the year ended December 31, 2014 would be approved by W&G for filing.

Mr. Salyani explained that the responsibility for the form, content and accuracy of the financial statements was that of the Board of the Trustees and it is the auditor's responsibility to verify their accuracy. He discussed the tax structure of the Association and the alternatives available to the Association to obtain the lowest possible tax rate, depending of which tax reporting was adopted. Mr. Salyani further explained that this could be changed from year to year.

Mr. Kaye stated that he thought it was preferable to have the format of the audited financial statements conform, to the extent possible, to the internal financial statements distributed monthly by the Association. The most significant change involved the breakout of Capital Reserves and the audited financial statements were adjusted to reflect this change. Mr. Kaye requested that certain other disclosures be made and all such changes were agreed to be made.

Mr. Kaye noted that there were some unbilled amounts from Comcast that were not accrued in the financial statements. After a discussion with Ms. Harmon, based on her experience dealing with Comcast, it was very unlikely that such amounts will ever be billed. Accordingly, the Committee agreed that no accrual was required in the financial statements.

The Committee requested that it be provided with the details of the larger expenditures made from the various Capital, Replacement and Maintenance Reserve Funds on a quarterly basis. Ms. Harmon agreed to provide the Committee with this information.

Mr. Lans informed the Committee that only one more home needed to be closed before the Board would transition to the homeowners. He expected that would happen shortly and that elections for the required six resident board members would be held in May or June.

The Committee agreed to cancel the scheduled May meeting unless there were a pressing need to have it.

The meeting was adjourned at 4:45 pm.

Respectfully submitted:

Alan Datz, acting Secretary