

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, March 15th, 2021 at 4:30 pm via video conference

*Participants: Mr. Lawson, Mr. Ledford, Mr. Fritz, Mrs. Ficke,
Mr. Woodward, Mrs. Starr, Mrs. Greengus and G.M., Mr. Schafer.*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved of 2/15/21 regular Board meeting minutes.
- III. **Manager Reports:**
 - A. Final December statement and January/February combined statements approved. 2020 Tower Operating was to the good; \$81,727 that will be moved to Reserve per documents. Square was over budget \$4708, no transfer just reduction in owners' equity.
 - Unit 711 Foreclosure: Association received funds in the amount \$9,980.04 from city on foreclosure; Board approve writing off an additional \$2,468 in HOA and attorney fees, for a grand total of \$21,021.
 - B. Reviewed units for sale and sale prices.
 - i. Ø in the Tower. 15 are rented.
 - ii. Ø in the Square. 8 are rented.
 - C. City of Cincinnati Pool Guidelines are the same as 2020 at this time. The Regency will start the season with the same rules as 2020 also and then reevaluate in June.
 - D. No change with the Hermitage room or increasing the number of people allowed in the fitness center/exercise studio at this time. Will also reevaluate in June.
 - E. Decontamination chamber is located by the office door. Owners and guests may decontaminate small items, such as a mask, phone, keys, etc. and then fill out a survey to provide feedback to CelerPurus.
 - F. Approval was given to install a walkthrough gate to Dana through existing iron gate for \$2800 +/-.
 - G. Water usage down 18.5% after repairing sprinkler line to garage.
 - H. Ballots were sent out with Audit. 30% or 87 ballots must be returned for quorum.
 - I. We had 5 roofs leak in the Square due to ice dams. Estimate cost for all for repair \$7,000.

J. Working on 2 leaks in Square, dishwasher and toilet; in both incidents, along with issue with kitchen drain line in Tower, are owner's responsibility, up to \$50,000.

K. Food waste compost program will be promoted in Newsletter.

IV. Old Business

A. COVID-19 updates Building guidelines: "The CDC says fully vaccinated people should continue to take precautions in most circumstances to prevent the spread of the virus that causes Covid-19. People who are fully immunized should continue to wear masks and keep their distance from others in public or while visiting unvaccinated people at higher risk for severe cases of Covid-19". Even with more people getting vaccinated, the Board policies stay enforced:

- Masks must be worn.
- Wash up.
- Keep 6' social distancing.
- 2 people on elevators.

B. Update on Square unit damages in roof flood. Owner has moved back in and still have not settled with insurance company or restoration company.

C. Front access update: Architect working on tweaking plans to improve safety and access. The Board is still looking at other options to improve safety and access, but no plans or cost estimates are yet ready. If the Board receives a plan or plans that it thinks could be appropriate and cost effective, those plans will be submitted to the Tower Grounds and Long-Range Planning Committees for their input before a final decision is made. Street light project on hold till decisions are made.

D. Due to the safety concerns and smoke migrating to other units, only LP gas or electric grills are permitted to be used on the Regency Tower balconies; absolutely no open flames from charcoal, wood, wood pellets, etc. or fire pits are permitted effective April 1, 2021.

E. Currently surveying owners on future EV charger needs and working on a policy for charging owners who use them.

F. Board approved 3/15/21 committee job descriptions and guidelines. These will be distributed to members annually.

V. New Business

VI. Officer's Reports – 1st floor lobby report: Architect looking at different options due to huge increase in lumber cost.

VII. Next Board Meeting – Annual Meeting on Wednesday, March 24th followed by Monday, April 19, 2021 @ 4:30 pm.

VIII. Adjournment