

**REGENCY CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**

*Monday, January 18<sup>th</sup>, 2021 at 4:30 pm via phone/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 12/21/20 regular and Special meeting of 1/14/21 with correction of minutes II. "incidents" should be "instances".
- III. **Manager Reports:**
  - A. Preliminary December statement will be sent out later this month.
    - We spent approximately \$103,000 on COVID related expenses in 2020.
    - Unit 711 Foreclosure: New owner has paid for unit; Association still waiting on funds from city.
    - New Tower Reserve accounts were set up.
  - B. Reviewed units for sale and sale prices.
    - i. Ø in the Tower. 15 are rented.
    - ii. 1 in the Square. 9 are rented.
  - C. Manager approved 2 year lease of 1606.
  - D. Cuni, Ferguson & LeVay Representation letter was approved with adding "authorized by the majority of the Board".
  - E. Spectrum fees did go up 6%. Owners fees will go up \$3.02 beginning in February statements. Notice to go out in Newsletter.
  - F. Leak in the supply line to garage sprinklers has been repaired. Cost \$21,000.
  - G. Tower package delivery policy was modified and will be sent to owners.
  - H. Recycling in the Square will resume with recycling bags that can be purchased in the office and for pickup at your door when put out with the trash.
- IV. **Old Business**
  - A. COVID-19 updates Building guidelines. **More and more owners and staff have been quarantined due to exposure and/or have come down with the virus. As we wait to hear from the City on whether The Regency will be a distribution point, everyone should be taking all precautions to stay safe, assuming everyone including guests, domestic help, employees, etc., may be carriers. Cover up, wash, sanitize and stay the 6' distance.**
  - B. Update on Square unit damages in roof flood. Owner has moved back in and still have not settled with insurance company.
  - C. White window in Square unit is being changed out at owners' expense.

D. Front steps update: Board reviewed 3 schemes presented. Modifications will need to be made prior to getting bids and sent to committees.

**V. New Business**

**VI. Officer's Reports** – 1<sup>st</sup> floor lobby report: designer working on Hermitage room proposals/Designs.

**VII. Next Board Meeting** – Monday, February 15<sup>th</sup>, 2021 @ 4:30 pm.

**VIII. Adjournment**