

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, May 17th, 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 4/19/21 regular Board meeting minutes with changes and Executive Session minutes of 4/19/21.
- III. **Manager Reports:**
 - A. Reviewed April P&L statements. Statements were unanimously approved.
 - B. Reviewed units for sale and sale prices.
 - i. 1 in the Tower. 14 are rented.
 - ii. Ø in the Square. 7 are rented.
 - C. Board confirmed trash chute is open for use from 9am – 10pm.
 - D. Commercial unit on the 1st floor was given a smoking violation letter.
 - E. Association is refiling for FHA Loan approval.
 - F. Complaint on dog owner not complying with agreement was discussed. Board feels it is out of their hands at this time. Complaint about past incident can be given to Animal Control/Dog Warden by owner if owner chooses to do so.
- IV. **Old Business**
 - A. The Board approved going back to Pre-Covid rules and restrictions, including, without limitation, restrictions at the pool, as of June 2nd for all owners, employees and guests that are **vaccinated** with exception of:
 - No more than 4 people in the fitness center and 2 people in the exercise studio.
 - Packages will still be received at the office and delivered by staff.
 - All new employees must be vaccinated.Those who are not vaccinated are expected to continue to wear a mask and maintain social distance.
 - B. Committee membership renewal has gone out; waiting on responses.
 - C. Scented laundry soap and/or scented dryer sheets are discouraged when using common area (floors 2-20) washers and dryers.
 - D. Still doing repairs from one dishwasher leak in the Square. Owner is responsible for up to \$50,000.
 - E. Sustainability and Conservation Recap. (tabled)

- F. Update on Square unit damages in roof flood. Owner has moved back in and still have not settled with insurance company.
- G. Front access update: The Board is no longer considering steps up the middle of the hill but is still looking at other options to improve safety and access. No plans or cost estimates are ready. Street light project on hold until decisions are made on the front access.
- H. EV charger: Charging Site Host Agreement needs more clarification. Regency attorney is reviewing the proposed agreement.
- I. Lesser Celandine, vines and honeysuckle will be both chemically and manually removed and grass planted.
- J. Food waste compost program is still short of participation. Another article will be published in the newsletter.

V. New Business –

- VI. Officer's Reports** – House committee report on 1st floor renovations: Committee met with designer and gave him more direction on his preliminary plans. Committee also recommends to the Board if the Board wants to enlarge the Hermitage room, (estimate is \$146,000), funds not come out of their budget. Manager to get plans and schedule Board meeting (June 7th at 4:30 pm) in the Hermitage room.

- VII. Next Board Meeting** – Monday, June 7th at 4:30 pm (special meeting) and June 14th @ 4:30 pm (regular meeting), both in person in the Hermitage room.

VIII. Adjournment