

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

*Monday, October 18<sup>th</sup>, 2021, at 4:00 pm via Zoom meeting*

*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 4:00 pm by President, Jerry Lawson.
- II. Approved 9/20/21 regular Board meeting minutes with the following corrections:
  - I. Landscape assessment update. General Manager with 2 Board members will be meeting with a **consultant** on 9/23/21.
  - K. 2<sup>nd</sup> paragraph: Mrs. Starr moved that the Regency initiate a program to have all the FPE boxes replaced by a date to be determined and that the Regency provide interest-free loans **of up to three years** for owners who need help in paying for the replacements. After discussion, the motion failed for want of a second. After further discussion, Mrs. Starr moved that the Board pass a rule requiring the replacement of all FPE boxes in the Tower and Square with a target completion date to be determined. The motion was seconded. The motion failed 4-1-1 with 4 “no” votes. Mrs. Starr voted yes, and Mrs. Greengus abstained.
- III. **Manager Reports:**
  - A. Board reviewed and approved September P&L statements.
  - B. Reviewed units for sale and sale prices.
    - i. Ø in the Tower. 13 are rented.
    - ii. 1 in the Square. 6 are rented.
  - C. Dog complaint was received. Manager to put notice in newsletter for owners to get dogs out to Dana (on leash) before doing their business, no matter the hardship.
  - D. Units 2012 and 2316 Dana leases were approved by Manager.
  - E. Smoking complaint was heard, and the owner was given a written warning.
  - F. Spectrum upgrade to Managed Wi-Fi; owners will have to transition to new network beginning November 1<sup>st</sup>. Spectrum will email owners directions.
  - G. Set annual meeting for March 24<sup>th</sup>, at which time the terms for Mr. Fritz, Mr. Ledford, Mrs. Starr, and Mr. Woodward are up; all are eligible to re-run except Mr. Ledford.
  - H. Package policy: It should be reemphasized that the staff is delivering packages as a courtesy; we don’t log or take responsibility for the packages.

- I. Grounds Horticulture report was shared with the Board and Grounds committee; everyone stressed how efficient and thorough it was.
- J. Tower and Square Budgets for 2022 are ready to be shared with committees. Manager to set committee meetings, set Board "Budget meeting" then Owners Budget meeting, all via Zoom.
- K. Reviewed Social committee accounting breakdown. Committee doesn't feel it's safe for a Holiday party or Hanukkah celebration again this year (Hanukkah first and last days will be via Zoom). Board approved budget of \$10,000 for activities in 2022.
- L. No termites found in Square during Annual Inspection.
- M. Culvert under the drive to Madison Road scheduled replacement for 2022.

#### **IV. Old Business**

- A. Covid update: Hermitage room will remain closed. The Fitness Center can be used by 3 people, but the Exercise Studio will remain at 1 person at a time.
- B. Still working on 1 leak from dishwasher in the Square; owner's responsibility up to \$50,000.
- C. Update on Square unit damages in roof flood. Owner has moved back in, and all parties have signed off with insurance company.
- D. HUD approval is being worked on by our attorney.
- E. 3 bids for the chiller replacement have been received. Manager to decide yet this week for installation prior to next year's cooling season.
- F. Rendering of front access proposal along east side of island in front of the Tower went before the Grounds Committee. Three members were in favor of the project, three were against and one would like more studies done. The Board also received comments from Committee members who could not attend. The next step is to get input from the Budget Committee. The Board will then make a final decision.
- G. Working on toilet supply leak in Tower. Two (2) units were largely affected. Four (4) other units and the Hermitage Room had minor damages. Owner responsible for 1st \$50,000.
- H. EV chargers are in operation – 4 in Lot #2, 4 in the Square behind the garage and 2 outside of the garage doors. Owners are to begin using them. Plugging into other outlets to charge these vehicles is not permitted.
- I. Landscape master plan specs update. Manager to find and hire an independent Landscape Architect to move forward with Horticulturist's opinions/suggestions.

- J. Federal Pacific Electric Panel notice to owners was approved. We will send out to owners with Federal Pacific Electric Panels, strongly suggesting they be replaced.
- K. Manager working with Mr. Woodward and Mr. Ledford on hiring an expert to evaluate the Building systems and make recommendations.

**V. New Business**

- VI. Officer's Reports** – House committee meeting minutes of October 6, 2021. Manager to proceed with 1<sup>st</sup> floor flooring as soon as possible due to the condition of existing carpets. Board looks forward to full review of plans.

- VII. Next Board Meeting** – Budget meeting TBD, followed by Monday, November 15<sup>th</sup>, 2021 @ 4:30 pm via Zoom.

**VIII. Adjournment**