

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, April 19th, 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 3/15/21 regular Board meeting minutes with changes, along with email motion from 4/7/21 to allow 50 lbs. dog in the Square.
- III. **Manager Reports:**
 - A. Reviewed March P&L statements.
 - Unit 711 Foreclosure: Association received an additional \$2,921 from city on foreclosure of the unit.
 - B. Reviewed units for sale and sale prices.
 - i. Ø in the Tower. 14 are rented.
 - ii. 1 in the Square. 6 are rented.
 - C. An improved Decontamination chamber is located by the office door. Owners and guests may decontaminate small items and fill out a survey.
 - D. Manager to look into:
 - Removal of honeysuckle.
 - Removal of vines on trees (at the base).
 - Limit edging to 3" deep around trees to avoid cutting of roots.
 - Removal of the invasive lesser celandine plant on hillside(s) and the Square.Follow up with outside consultant, if needed.
 - E. Committee membership was tabled until committee guidelines and descriptions can be distributed to see if there are others that might be interested in joining committees.
 - F. Due to allergic reactions from fragrances for some owners, the Board is requesting owners to refrain from using scented laundry detergent and/or scented dryer sheets in the common area washers and dryers. (The washers and dryers in the basement and ones in units are not subject to this request)
 - G. Tesla was towed from Electric Vehicle space. All owners should be reminded that those spaces are for "charging vehicle only." A new survey will be going out to determine the needs of additional charging stations.
 - H. Still remodeling after 2 leaks in Square, a dishwasher in one unit and a toilet in other; both owners have responsibility up to \$50,000.

- I. Food waste compost program still short in participation; we will promote in the newsletter again.
- J. Sustainability and Conservation Recap was distributed to the Board to show history.
- K. Board discussed owners' concern over increase in garage fees - \$65 to \$75 a month - and feels the \$10 increase (the 1st since 2007) is justified.

IV. Old Business

- A. City of Cincinnati has not made any significant changes on the 2021 pool operating guidelines. Pool will open same as 2020 (no guests, social distancing, etc.) and be reevaluated at the June Board meeting.
- B. The Hermitage room will stay closed, and we will not increase the number of people allowed in the fitness center/exercise studio at this time; however, we will evaluate monthly.
- C. 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.
- D. Update on Square unit damages in roof flood. Owner has moved back in and has not settled with insurance company or restoration company.
- E. 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.
- F. 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.
- G. The Board discussed EV charger and owners paying for electric use. Charging Site Host Agreement emailed to the Board and Amy Ferguson for their opinion.

V. New Business – Officers were unanimously approved:

Jerry Lawson, <i>President</i>	Jill Ficke, <i>Treasurer</i>
Dan Ledford, <i>Vice-President</i>	Cindy Starr, <i>Member-at-Large</i>
Don Fritz, <i>Secretary</i>	Lesha Greengus, <i>Member-at-Large</i>

Bill Woodward, *Asst. Secretary*

- VI. Officer's Reports** – 1st floor lobby report: Architect looking at different options due to huge increase in lumber cost. Committee will reconvene in May.
- VII. Next Board Meeting** – Monday, May 17th @ 4:30 pm.
- VIII. Adjournment**