

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

*Monday, June 14<sup>th</sup>, 2021, at 4:30 pm in the Hermitage room*  
*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 6/7/21 Special Board meeting minutes with changes and Executive Session minutes of 6/7/21.
- III. **Manager Reports:**
  - A. Board reviewed May P&L statements. (Approval is not done till after audit)
    - i. Board would like to see all bank accounts under \$250,000.
    - ii. Receivables look good other than one. Manager to work on the one.
  - 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. Welcome Kevin Daly, our new Staff Accountant.
  - D. Recommendation for long-term care of Regency grounds. The Board and Management will set a scope of work and hire a landscape consultant to develop/update a master plan for the grounds. The proposed plan will be submitted to the Grounds Committees of the Tower and Square for their review and once approved by the Board, will serve as the guide for future decisions about the Regency grounds.
  - E. The Board requests that the litter and trash on the grounds be picked up daily, especially along Dana Avenue.
  - F. Working on toilet supply line leak in Tower (2 units largely affected, 4 other units along with Hermitage room with minor damages). Owner responsible for first \$50,000 damages.
  - G. Square owners are reminded that trash is to be set out prior to 10 am each day.
  - H. Pool party is set for August 1<sup>st</sup>.
  - I. Discussion took place about overhanging limbs and bushes along the Withrow sidewalk. Regency cut what we could and called in complaint to CPA to cut the rest.
- IV. **Old Business**
  - A. COVID restrictions for Fitness Center and Exercise Studio are rescinded and both are now open for full use. Package delivery will remain as is (staff will deliver throughout the day).

- B. The Board reviewed the responses to the invitations to potential committee members. In order to enable as many people to serve as possible, the guideline limiting committees to 7 members will be waived in some cases. In order to provide for continuity, current members being reappointed will be given 2-year terms and new members 3-year terms on the new committees. When this transition is completed, we will move toward membership limits of 7. To the extent possible members will be asked to serve on just one committee. The committee lists with chairs denoted was approved and will be published in the newsletter.
- C. Ice maker owned by the Regency in Oriental Wok has been replaced.
- D. Still working on 1 leak from dishwasher in the Square. Owner's responsibility 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 has not settled with insurance company.
- G. Architect working on full rendering of front access along east side of island to be submitted to Grounds and Budget committees for their feedback after Board reviews.
- H. EV charger: Charging Site Host Agreement approved.
- I. Food waste compost program update: still short of sufficient number of participants.

**V. New Business –**

**VI. Officer's Reports** – House committee report on 1<sup>st</sup> floor renovations. Next meeting on July 7<sup>th</sup> or 8<sup>th</sup>.

**VII. Next Board Meeting** – Monday, July 19<sup>th</sup>, 2021 @ 4:30 pm in the Hermitage room.

**VIII. Adjournment**