

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Tuesday, December 21st, 2021, at 2:30 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 2:30 pm by President, Jerry Lawson.
- II. Approved 11/8/21 regular Board meeting minutes with changes to IV. A. (leaving out “enclosed return to work policy and Board of Health not capable of giving shots”)
- III. **Manager Reports:**
 - A. November P&L statements were reviewed.
 - B. Reviewed units for sale and sale prices.
 - i. 2 in the Tower are for sale. 13 are rented.
 - ii. Ø in the Square are for sale. 6 are rented.
 - C. 55+ covid booster shots were given on site at the Regency by the Health Department. Those who still need a booster should call CVS, Walgreens, or Kroger’s Little Clinic.
 - D. Article clarifying 2022 Tower budget will be put in the next Newsletter.
- IV. **Old Business**
 - A. Covid update: Hermitage room is to remain closed. Employees and contractors are to continue wearing masks.
 - 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. All parties have signed off with insurance company and have been paid on one of the two units. The second owner is still out of town; will pass along the check when she returns.
 - D. Paperwork was refiled with HUD to approve the Regency so potential buyers can qualify for FHA mortgages.
 - E. Request to be heard by the Board in connection with a smoking complaint second violation was tabled due to scheduling conflicts. This matter will be heard at the January 17th board meeting.
 - F. Working on toilet supply leak in Tower. All units have been restored; waiting on last bill in order to close the claim and collect funds.
 - G. Spectrum upgrade to Managed Wi-Fi; 35 owners still have not transitioned to new network.
 - H. Received 2 bids for landscape master plan. Waiting on 1 other.

- I. Federal Electric Panel replacement update: we know of 7 owners who have replaced them, and 4 or 5 others scheduled to do so. The list of units with FPE panels will be updated during the 2022 round of preventive maintenance.
- J. Manager working with Mr. Woodward and Mr. Ledford to hire an expert to evaluate the Regency mechanical systems and make recommendations for the future.
- V. **New Business** – Cindy Starr will see if Wi-Fi in Lot #1/Pool area can be used to update Electric cars.
- VI. **Officer's Reports** – On December 14th, Mr. Jim Conway, chair of the House Committee, and Mr. Anthony Zalant, design consultant, gave the board a review of the House Committee's recommendations for renovation of the first floor in the Tower. The Board believes that the recommendations are in line with the Board's expectations. The Board is waiting for some additional cost information before presenting the plans to the community for input and comments.
- VII. **Next Board Meeting** –Monday, January 17th, 2022 @ 4:30 pm via Zoom.
- VIII. **Adjournment**