

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

*Monday, November 8<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.*  
*Guest: Karlene Krista*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved 10/18/21 regular Board meeting minutes.
- III. **Manager Reports:**
  - A. October P&L statements will be sent out once completed.
  - B. Reviewed units for sale and sale prices.
    - i. 2 in the Tower are for sale by owner at this time, units 806 and 1906. 13 are rented.
    - ii. 1 in the Square. 6 are rented.
  - C. Owner discussed package delivery policy and Fan coil maintenance in her unit via Zoom.
    - i. Board reviewed and kept policy as written: Tower Package delivery policy is in place to keep outsiders out of the building during the pandemic. Due to the volume of packages, some days nearing 100 delivered by 3 or 4 carriers, the association does not log packages coming in or out and as much as we do our best to be accountable, we cannot take responsibility for loss, stolen or damaged packages. The only exception are those packages we physically sign for on the owners' behalf and deliver into the hands of the owner.
    - ii. Owners' maintenance issue will be looked into, and owner and Board will be given update as soon as possible.
  - D. Steve Kathman, Maintenance man for over 39 years, passed away on October 29<sup>th</sup>. Board and management send their deepest condolences.
  - E. Smoking complaint, 2<sup>nd</sup> violation. Tabled due to change of date of Board meeting.
  - F. 2022 – Square budget was unanimously approved with a 2% increase in both operating and reserves assessment and 6% increase in cable/wi-fi.
    - Tower budget was unanimously approved with 7% increase in both operating and reserves assessment, 2% increase in utilities and 6% increase in cable/wi-fi.

Manager should be ready to go over line items that caused increases at the Budget meeting. Square Committee Zoom Budget meeting is November 22<sup>nd</sup> at 7:00 pm. Tower Committee Zoom Budget meeting is November 23<sup>rd</sup> at 7:00 pm. Invites will go out tomorrow.

G. Employee healthcare cost up 7% for 2022.

H. Pool has been winterized and area is closed for the year.

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

- A. Covid update: Hermitage room will remain closed and reevaluated at next Board meeting. Employees and contractors are to continue wearing masks until further notice. The return-to-work policy was approved.
- 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. We are waiting for a check for the Regency.
- D. The paper was filed with HUD to obtain HUD approval of the Regency in order for potential buyers to qualify for FHA loans.
- E. New chillers have been ordered.
- F. Front access along east side of island was approved 6 yes, 1 no.
- 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. Spectrum upgrade to Managed Wi-Fi. 169 owners have transitioned to new network in order to have wi-fi in their unit.
- I. Landscape master plan specifications were approved by Mr. Lawson and Mrs. Starr. Manager to proceed with bids.
- J. Manager working with Mr. Woodward and Mr. Ledford on hiring an expert to evaluate all Regency systems and make recommendations for the future.

#### **V. New Business**

**VI. Officer's Reports** – House committee meeting minutes of October 27, 2021: floor covering has been selected Manager is working on quotes/installation.

**VII. Next Board Meeting** –Monday, December 20<sup>th</sup>, 2021 @ 4:30 pm via Zoom.

#### **VIII. Adjournment**