

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, September 20th, 2021, at 4:30 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 4:30 pm by President, Jerry Lawson.
- II. Approved 8/16/21 regular Board meeting minutes and Executive Session minutes of 8/16/21 along with Special meeting minutes of 9/13/21 with changes and committee list.
- III. **Manager Reports:**
 - A. Board reviewed and approved August P&L statements.
 - B. Reviewed units for sale and sale prices.
 - i. Ø in the Tower. 15 are rented.
 - ii. 1 in the Square. 8 are rented.
 - C. Unlocked car in the Square was ransacked and money was taken. The Board and management cannot stress enough to “lock your doors”.
 - D. The Grounds and Budget Committees will both meet in October. The Grounds Committee will meet first.
 - E. Smoking:
 - i. Owner was fined/assessed \$100 for their 2nd violation.
 - ii. The appeal on an owners’ 3rd violation and fine/assessment on the 4th was reviewed. Board’s unanimous decision was not to change the previous decisions.
 - iii. Management asked to get new “no smoking” sign for the doors that includes “no smoking within 20’ of the building”.
 - F. The pool is closed. Once the cover is put on, the area will be open for sunbathing and grilling.
 - G. Manager has emailed and left a voice message with Withrow regarding loud music played outside the mutually agreed play time.
 - H. Owner in the Square has drain issues and in pipes believed to be theirs. Association is doing what we can to assist/confirm.
- IV. **Old Business**
 - A. Covid update. Nothing new to report at this time.
 - B. Third dual recycling-trash receptacle arrived and will be set out this week.
 - C. Still working on 1 leak from dishwasher in the Square; owner’s responsibility up to \$50,000.

- D. Owners have moved back in and still have not settled with insurance company.
- E. HUD has asked for a revision to the Regency audit to show that the Tower and Square are part of the same Association. This audit already contains that information, so the request seems unnecessary. General Manager will ask our auditors to work with our attorney to resolve the problem. HUD approval is required for certain kinds of mortgages that prospective buyers may want.
- F. Full rendering of front access along east side of island with estimated costs were submitted to the Board and will now go to the Grounds and Budget Committees in October for their input before a final decision is made by the Board.
- 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 charger installation continues – 4 in Lot #2, 4 in the Square behind the garage and 2 outside of the garage doors. Hope to be operational by mid-October.
- I. Landscape assessment update. General Manager with 2 board members will be meeting with possible consultant on 9/23/21.
- J. A mirror at the Dana exit to see pedestrians walking has been installed. May need to be replaced with a bigger one.
- K. Federal Pacific Electric Panel update (FPE): The General Manager reported that there are 94 condos in the Tower and 35 in the Square that still have the Federal Pacific electrical boxes. These boxes are allowed by the building codes but are not considered entirely safe because they can be a fire hazard. The building inspectors and some insurance companies strongly recommend that the FPE boxes be replaced but replacement is not required. When units are sold and outside inspections are done for the prospective buyers, the inspectors often recommend that the FPE boxes be replaced.

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 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.

The Board then unanimously agreed to have the General Manager develop a message to the owners with FPE boxes advising them of the dangers with the boxes, strongly recommending that the boxes be replaced, explaining the process for having the boxes replaced, and noting the likelihood that the future of their FPE box would be raised when their units are sold. The message to the owners should be reviewed by the Regency's attorney before the message is sent.

- V. New Business**
- VI. Officer's Reports** – House committee will meet on Tuesday, September 21st.
- VII. Next Board Meeting** – Monday, October 18th, 2021 @ 4:30 pm via Zoom.
- VIII. Adjournment**