

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, July 19th, 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 6/14/21 regular Board meeting minutes with change and Executive Session minutes of 6/14/21.
- III. Manager reported on Regency structure in light of the Florida high rise building collapse. The Regency has passed all known inspections required by the city. The Board will evaluate whether and when to bring in more structural engineering expertise and/or a consultant to review our reserve plans and funding. The GM and Building Superintendent will attend a Structured Inspection and Repair Webinar. GM is keeping up on suggestions from the Community Association Institute (CAI). This information will be shared with owners.
- IV. **Manager Reports:**
 - A. June P&L statements were reviewed and approved.
 - B. Reviewed units for sale and sale prices.
 - i. 2 in the Tower. 14 are rented. Unit 711 sold over the weekend.
 - ii. Ø in the Square. 7 are rented.
 - C. Committee responsibilities: Board President, Vice President and Manager will meet with Chairs, to discuss responsibilities and goals.
 - D. Prints of 1998 Landscape master plan are available for Board to review. Specs included in packet. Mrs. Ficke, Mrs. Starr, and Manager will put together specifications for a master Landscape and Planting plan.
 - E. Green Team recommendation for dual recycling-trash receptacle at each door (Lot #1, #2 and Front entrance) was approved.
 - F. Federal Pacific Electric Panel replacement policy: Board would like a complete inventory of how many Federal Pacific electric panels are in the Tower and Square and notifications will be sent to those owners with FPE panels about the "probability of Federal Pacific electric panels not functioning as needed when a circuit is overloaded". IBI, Board and insurance carriers all strongly recommend their replacement, but replacement is not required.
 - G. Smoking complaints and revisit smoking signage on building. (tabled)
 - H. Roof Antenna for long-range radio was approved with recommended changes.
 - I. A/C outage recap. (tabled)

- J. Pool party deadline to RSVP is July 20th – party on Sunday, August 1st.
- K. The 1st treatment for Lesser Celandine has been delayed due to weather. Once it is dry enough, it will be applied by Organic Turf.
- L. Nate Campbell at the front desk resigned to work a day job in Purchasing. Currently looking for a replacement. At this time valets are filling in on his shift.
- M. Board reconfirmed rule on bird feeders, “No bird feeders on property (Square and Tower) due to varmints attracted to the mess. The only exception is liquid hummingbird feeders, as long as there is no mess; 6 for, 1 against.

V. Old Business

- A. Regency Covid restrictions rescinded as of May 18th for those who are **vaccinated**, except for:
 - Package delivery policy.
- B. Still working on 1 leak from dishwasher in the Square; owner’s responsibility up to \$50,000.
- C. Sustainability and Conservation Recap (update included). (tabled)
- D. Update on Square unit damages in roof flood. Owner has moved back in and still has not settled with insurance company.
- E. Full rendering of front access along east side of island submitted to Board. Cost estimate \$38,000 to \$48,000. (tabled)
- 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 1st \$50,000.
- G. EV charger: Company working with Duke, hope to be installed in August/September.
- H. Food waste compost program operator has not followed through. We are looking for other options.

VI. New Business

VII. Officer’s Reports – House committee report on 1st floor renovations. See meeting minutes.

VIII. Next Board Meeting – Monday, August 16th, 2021 @ 4:30 pm.

IX. Adjournment