

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, February 15th, 2021 at 4:30 pm via phone/video conference

*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 4:33 pm by President, Jerry Lawson.
- II. Approved of 1/18/21 regular and Special meeting of 2/8/21 meeting minutes.
- III. **Manager Reports:**
 - A. Preliminary December statement was reviewed.
 - We spent approximately \$103,000 on COVID related expenses in 2020.
 - All bank accounts are under \$250,000.
 - Receivables look very good.
 - Miscellaneous Income is up \$87,806 due to Worker's Comp dividend (rebate from the Group Retro Program we were involved in over the past several years).
 - We hope to see decrease in next water and sewer bill due to the pipe repair.
 - Unit 711 Foreclosure: New owner has paid for unit and began demolition. Association still waiting on funds from city.
 - B. Reviewed units for sale and sale prices.
 - i. Ø in the Tower. 15 are rented.
 - ii. Ø in the Square. 9 are rented.
 - C. Cuni, Ferguson & LeVay representation letter is being tweaked.
 - D. Corridor floor cleaning in the Tower begins on Monday, February 15th.
 - E. A Decontamination chamber will be installed as a pilot program.
 - F. Due to the safety concerns and smoke migrating to other units, motion was approved that only LP gas or electric grills are permitted to be used on the Regency Tower balconies; absolutely no open flames from charcoal, wood, wood pallets, etc. or fire pits are permitted effective April 1, 2021.
 - G. Manager to get with Attorney for options related to multiple fire alarm drops.
- IV. **Old Business**
 - A. COVID-19 updates Building guidelines: Many owners received their first vaccine shot here at the Regency. Thanks to Dick Weiland, Councilman Greg Landsman and the Regency staff. The second vaccine shot is scheduled for Monday, March 1st. **Currently we know of at least 4 owners having tested positive for the coronavirus and there may be more. Everyone should be taking all precautions to stay safe, assuming everyone including guests, domestic help,**

employees, etc., may be carriers. Cover up, wash, sanitize and stay the 6' distance.

- B. Update on Square unit damages in roof flood. Owner has moved back in and still have not settled with insurance company.
- C. Front access update. The Board is no longer considering putting steps up the middle of the hill but is looking at other options to improve safety and access. If a suitable option is found it will be costed out and sent to the Grounds and Long Range Planning Committees for review and input.

V. New Business – A suggestion for an additional gardening box in the pool area will be sent to the Grounds Committee for review.

VI. Officer's Reports – 1st floor lobby report: designer working with architect on Hermitage room expansion cost.

VII. Next Board Meeting – Monday, March 15th, 2021 @ 4:30 pm.

VIII. Adjournment