

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, August 16th, 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 7/19/21 regular Board meeting minutes and Executive Session minutes of 6/14/21 with changing last word in V. from decision to “discussion”.
- III. **Manager Reports:**
 - A. The Board reviewed and approved the July P and L statements.
 - B. Reviewed units for sale and sale prices.
 - i. 2 in the Tower. 14 are rented.
 - ii. 1 in the Square. 7 are rented.
 - C. Suggestion for a mirror at Dana exit to see pedestrians walking. Manager asked to look into cutting back wall and/or whether a mirror could be installed in flowerbed for pedestrians and drivers to see each other.
 - D. Federal Pacific Electric Panel update: Expected to have all inventoried by September Board meeting.
 - E. Smoking complaints, smoking violation, and revisit smoking signage on building. Owner who violated smoking policy for the 4th time was fined/assessed \$500 for violation. Additional/replacement “no smoking” signs will be discussed further at the September Board meeting.
 - F. A/C in the Tower is being evaluated and changes projected for next cooling season.
 - G. Proposal to restrict dog breed when dog exceeds 25 lbs. was tabled.
 - H. Building insurance increased 9.5% for 9/1/21 to 8/31/22. Board approved.
 - I. Owners in Square have been asked to let us know of any broken seals in their windows and doors.
 - J. Manager passed along the sad news of Henry Burch’s motorcycle accident. He is in critical care in Columbus. We hope and pray for him and his family.
- IV. **Old Business**
 - A. It is still recommended owners wear masks and maintain 6’ social distancing. Masks are required for employees and guests. No other changes at this time.
 - B. 8/16/21 committee roster approved (attached).
 - C. Dual recycling-trash receptacle at each door (Lot #1, #2) ordered, estimated delivery late August.

- D. Still working on 1 leak from dishwasher in the Square; owner's responsibility up to \$50,000.
- E. Sustainability and Conservation will be discussed at a special board meeting.
- F. Update on Square unit damages in roof flood. Owner has moved back in and still has not settled with insurance company.
- G. Full rendering of front access along east side for \$38,00 to \$48,000 is to be sent to Grounds and Tower Budget committees for their opinions.
- H. Working on toilet supply line 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.
- I. EV chargers: Company has begun installation – 4 in Lot #2, 4 in Square behind the garage and 2 outside of garage doors, estimated completion mid-September.
- J. Landscape and Grounds. Mrs. Ficke and Mrs. Starr will work with the General Manager to define the scope for a grounds assessment and master plan and to identify an expert to work with the Regency on the assessment.
- K. Hillside was treated for Lesser Celandine on July 28th.

V. New Business

- VI. Officer's Reports** – House committee report on 1st floor renovations. See meeting minutes. Next meeting in the lobby as soon as possible. Social committee pool party report was distributed. Board thanks the Social committee for a lovely party attended by 58 residents.

- VII. Next Board Meeting** – Monday, September 20th, 2021 @ 4:30 pm via Zoom.

VIII. Adjournment