

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, January 17th, 2022, 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.
Guest: Kathy Beacock

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. The minutes for the regular meeting and executive session on 12/21/21 were approved.
- III. **Manager Reports:**
 - A. Working on the December P&L; will send out to the Board after discussion with the Auditor. The monthly statements are distributed to the board for review. The statements are not considered for approval until after the yearly audit.
 - B. Reviewed units for sale and sale prices.
 - i. 2 in the Tower. 13 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. The March 24, 2022, Annual Meeting and Board election information has been sent out to the owners per document requirements.
 - D. Holiday lights and Christmas trees are recycled to the best of our ability and resources. Poinsettias are thrown away unless owners ask for them.
 - E. We had 6 clogged drains from Thanksgiving to New Year's Eve. Green Team is asked to reevaluate composting.
 - F. The cracks in the lobby terrazzo floor are scheduled for repair.
 - G. Garage work has been delayed due to Covid. The 1st phase should be completed by next week. We will then finish the lower level prior to moving to upper garage. Thank you to everyone for their patience.
 - H. Pet variance for a large dog was granted to the residents at 2300 Dana.
 - I. Electric power has been restored to units 2374 to 2382 in the Square after a loss caused by a broken line between transformer and meters. The estimated cost to repair is \$13,000, which will come out of the Square reserves. An additional \$8,000 for meter replacement.
- IV. **Old Business**
 - A. Covid: Keeping the Hermitage Room closed. Employees and contractors to continue wearing masks. The employee return to work policy was modified to state that all employees who test positive may return in 5 days if they don't have symptoms. All 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. All parties have signed off with insurance company and we have been paid.
- D. The Regency was approved for FHA mortgages through January 2025.
- E. Appeal of second violation of smoking rule was heard by the Board. After discussion the board asked the manager to get more information from the owner about the type and location of their smoke eaters, to check with HVAC contractors and the Building Superintendent about improving air flow, and to investigate smoke deodorizers.
- F. Regency has been paid in full for damages due to toilet supply line leak in Tower.
- G. Spectrum upgrade to Managed Wi-Fi; 31 owners still have not transitioned to new network.
- H. We have received 3 bids for developing a landscape master plan. The bids and comments from Mrs. Starr will be forwarded to the Board for consideration at the next board meeting.
- I. Manager working with Mr. Woodward and Mr. Ledford to hire an expert to evaluate the Regency mechanical systems and make recommendations for the future.
- J. Cindy Starr will revisit the Wi-Fi signal strength in Lot #1, now that the update has been done to the system at the pool, to see if it's strong enough to support electric vehicle software updates.
- K. The office received 57 letters opposing the 2022 assessment increases for the Tower. Under the Regency documents 171 would be required to overturn the Board decision. Therefore, the Budget/assessment recommended by the Tower Budget Committee and approved by the board will be implemented.

V. New Business

- VI. Officer's Reports** – Because the Hermitage Room remains closed due to Covid, and we have had great difficulty getting cost information for materials and bids for labor, the Board decided to withhold the Hermitage Room from the first floor renovation project for the time being. The board instructed the General Manager to "hold" \$120,000 of the funds for the first floor renovation project for future use on the Hermitage Room. The General Manager will so advise the House Committee.

- VII. Next Board Meeting** – Monday, February 28th, 2022 @ 4:30 pm via Zoom.

VIII. Adjournment