

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

*Monday, September 19th, 2022, at 4:30 pm in the Hermitage room with
Mr. Lawson, Mrs. Ficke, Mrs. Greengus, Mrs. Starr,
Mrs. Richardson, Ms. Bramlage, and G.M., Mr. Schafer.*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 8/15/22 meeting minutes and email poll 9/1/22 approving the House committee to proceed with the 1st floor renovation following suggestions from owners as outlined in the attached committee minutes of August 25, 2022.
- III. **Manager Reports:**
 - A. Reviewed August 2022 P&L. Emailed by Kevin Daly.
 - B. Reviewed units for sale and sale prices.
 - i. 5 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
 - C. Board unanimously modified existing policy, Regency Pet Rules #3 to the following:
"Pet owners must always remain in control of their pets when on property (other than in the owner's unit). Pets may either be on a leash, heeled at the owner's side, or in a pet stroller; pets being carried must wear their leash. Pets must be transported on the service elevator of The Tower. If the service elevator is unavailable, then the owner may use the front elevators, and must exit directly through Door 1, Door 2 or the North exit if using North stairs. Pets are not permitted anywhere else in common areas, including lobby elevators (when service elevator is available), front entry or lobby, mail room, offices, beauty parlor, Hermitage Room and both exercise rooms. This rule applies to all animals except Certified Service Animals. Companion dogs must comply. Failure to comply may result in penalty or loss of privilege (see fine schedule). Pet owners needing assistance in complying with these guidelines can request help from the valet door attendant."*
 - D. A/C to Heat transition guidelines were revisited and will be included in the newsletter.
 - E. Request from owner to stop checking car doors was discussed. Most owners seem to appreciate staff checking and locking car doors in

the evening, and it seems to help the community by warding off break-ins. We will do our best not to check the cars of owners who ask us not to check.

- F. Board revisited Federal Pacific Electric Panels (FPE). Board will continue to push/encourage but not require owners to change out the old FPE panels. Letter to go out thanking the owners who have replaced the FPE panels and encouraging others who have not replaced their FPE panels to do so.

IV. Old Business

- A. Covid: owners who test positive must quarantine for appropriate time period. Please don't ask valet to park your car or maintenance to do services in your unit if you are under quarantine or are ill.
- B. Garage/Parapet walls update: South parapet wall on Lot #2 is 90% complete. East wall is about halfway complete. 3 small areas found will also be addressed prior to contractor leaving property, additional \$80,000 (+-).
- C. City Building Department is requesting owner to go through permit approval for Hearth cabinet ventless fireplace. Regency Board has already granted approval if approved by the City.
- D. Crosswalk on Oriental Wok side will be put down the next time "markers" are on property.

- V. **New Business** – Board will have another Zoom meeting for owners Thursday, October 20th at 7:00 pm to go over the Flood and 1st Floor Renovations updates.

VI. Officer's Reports:

- 1. The House committee thanks the community for their thoughts/suggestions and is now finalizing selections and purchasing furniture. The hallways, office and mailroom will be started as we wait for furniture and desks to be made (late Spring).
- 2. Cindy Starr will reach out to the Landscape Architect chosen by the Board to determine what can be included in a \$10,000 landscape plan.

- VII. **Next Board Meeting** – Monday, October 24th, 2022 @ 4:30 pm in the Hermitage room.

VIII. Adjournment