

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, August 15th, 2022, at 4:30 pm via Zoom with Mrs. Greengus
Mr. Lawson, Mrs. Ficke, Mrs. Starr, Mrs. Richardson,
Ms. Bramlage, Mr. Woodward and G.M., Mr. Schafer.
Guest: Yale Siedner*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. The Board agreed to move the Zoom meeting about the flood and electric outage to Thursday, August 25th at 7 pm., due to illness and to allow owners more time to prepare questions. Owners will be encouraged to send in questions in advance and the chat function on Zoom will be available for additional questions the night of the meeting.
- III. Board discussed the lobby use and reconfirmed (6 yes, 1 no) to keep the following rule in place:

LOBBY AND FRONT ENTRY

To serve its purpose as a gracious, inviting entry to an elegant residence, the Lobby is established to provide short duration waiting for cars and guests. It is not, therefore, used as a lounge or an office.

The Front Entryway will be used as a very short term waiting area, since it is also a working area for the Valet Parkers. This will minimize congestion and speed the delivery of cars.

All indoor common areas are no smoking areas.

*Pets and bicycles are not allowed in the Lobby and Front Entryway.
This includes the offices and the Mail Room.*

Board further approved should the House committee choose to incorporate a Piano in the 1st floor renovation, it should only be used at community approved social events. This language should then be added to the Lobby and Front Entry rule above.

- IV. Board and management have received letters and calls from owners and renters requesting that they not be required to pay HOA fees or rent for a month because they lost the use of their space while the electricity and hot

water were out due to the flood. The Board asked the GM to determine if our insurance would cover the lost HOA assessments and rents.

- V. Mr. Lawson excused himself at this point in the meeting and Vice President Jill Ficke chaired the balance of the meeting.
- VI. The Board approved the 7/25/22 meeting minutes and confirmed the email poll decision not to allow a 75 lb. pit bull mix in the Square.
- VII. **Manager Reports:**
 - A. Reviewed July P&L. Emailed by Kevin Daly.
 - B. Reviewed units for sale and sale prices.
 - i. 0 in the Tower. 12 are rented.
 - ii. 2 in the Square. 6 are rented.
 - C. Pool hours have been modified due to the lifeguard shortage; 11am - 5pm, open swimming and 5pm - 9pm for grilling and socializing. Manager to see if hours could be changed to 12 noon to 6:00 pm to accommodate working owners.
 - D. Insurance renewal beginning September 1, 2022, at a premium of \$270,485.21 was approved. This is a \$74,543 increase over the last year. Most of the increase is due to increased valuations of the Tower and Square.
 - E. We have had one unlocked vehicle ransacked in lot 1. Other condos in the area are getting hit hard (2 vehicles at Madison House were heavily damaged as someone tried to hotwire them).
- VIII. **Old Business**
 - A. Covid: owners who test positive must quarantine for appropriate time period.
 - B. Garage update: South parapet wall on Lot #2 is 95% complete. Work has begun on East wall.
 - 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 and walking line markings were installed. Will order same on Oriental Wok side.
 - E. Update on equipment repair from flood: No major change since 8/4/22 letter to residents. Hot water pump is in and should be installed this week. It has been confirmed that the backup generator

was working (tested every Thursday at noon) and full preventive maintenance was completed on 2/28/22.

- F. Update on FPE panels. Some owners have had their FPE panels replaced as recommended by the Regency. Since the building department does not require replacement and the panels belong to the owners, the Board had recommended but not required replacement.

IX. New Business

- A. Composting Pilot Project was successful. The Regency will begin paying the monthly cost of \$130. The Green Team will promote the program and train residents.
- B. The Green Team will develop a plan to dispose /reuse old first floor furniture not used in the renovation and to make the unused furniture available to owners.

X. Officers' Reports

- A. The House Committee will meet next week to review the comment cards and input from the residents' meetings and decide what, if any, changes should be made to the first floor renovation plans. Thanks to the committee and to all who passed along comments.

XI. Next Board Meeting – Monday, September 19th, 2022 @ 4:30 pm in the Hermitage room.

XII. Adjournment