

**REGENCY CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**

*Monday, February 28<sup>th</sup>, 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.*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Reviewed the email polls approving the 1/17/22 Board Meeting minutes and selection of Harold Byer, Barbara Reckseit and Tom Bosco to the Nominating committee.
- III. **Manager Reports:**
  - A. Reviewed December 21<sup>st</sup> P&L sent out last month. January and February statements on hold until after yearly audit. Draft of the audit will be out to the Board on Thursday, March 3<sup>rd</sup>; any questions will need to be back to Kevin by Monday, March 7<sup>th</sup> at 10 am.
  - B. Reviewed units for sale and sale prices.
    - i. 1 in the Tower. Thirteen are rented.
    - ii. Ø in the Square. Six are rented.
  - C. Big thanks to staff working through the winter storms. Once our property is cleared and time and resources permit, we need to work on the sidewalk from the Dana entrance to Withrow to the Withrow property line on Madison Road.
  - D. No “Meeting the Candidates Night” this year due to Covid. Ballots and resumes will go out 3 weeks prior to election. Audits available 10 days prior to those requesting a copy.
- IV. **Old Business**
  - A. Covid: Motion was made and unanimously approved to lift all Covid restrictions except package delivery policy effective immediately.
  - B. Still working on one leak from dishwasher in the Square; owner’s responsibility up to \$50,000. Owner is working on punch list at this time.
  - C. Smoking complaint second violation revisited. Board decision was not to levy a fine at this time and to wait and determine how measures put in place work on eliminating smoke from the hallway.
  - D. Decision to hire Human Nature to create a Landscape master plan was approved six yays, 1 abstain. Manager to let the Grounds

committee know. The purpose of the master plan is to give the Grounds Committee and the Board the framework for making decisions about grounds maintenance and improvements in the future. The grounds are a particularly important asset for the Regency, and we need to make the right decisions in order to enhance the value of the Regency and the units in the Regency.

- E. Hiring an expert to evaluate the Regency mechanical systems and make recommendations for the future.
- F. We are about 80% finished with the lower garage moving up to the upper garage on March 7<sup>th</sup> (+-). We plan to complete that level in three phases. Estimate over budget \$54,000 due to unforeseen and additional repairs. We have also found that additional work will have to be done to the parapet walls in Lot #2 along the south and east walls with a cost of approximately \$391,000 (\$281,500 this year with the balance budgeted for years out). Manager to look at 2022 Reserves to see what might be postponed to help offset costs this year.
- G. Cindy Starr was unable to get internet signal strength in lot #1 from the pool area to download software updates for electric vehicles. Manager to get with Spectrum.

**V. New Business**

- VI. Officer's Reports** – Interior designer cost for the first floor renovations has come in over budget. The Board is asking committee to go through the plan and work towards the \$230,000 budget (without Hermitage room).

- VII. Next Board Meeting** – Monday, March 21<sup>st</sup>, 2022 @ 4:30 pm in the Hermitage room.

**VIII. Adjournment**