

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, November 21st, 2022, at 4:30 pm in the Hermitage room.

*Mr. Lawson, Mrs. Ficke, Mrs. Greengus, Mrs. Starr,
Mr. Woodward, Ms. Bramlage, and G.M., Mr. Schafer.*

I. The 10/24/22 meeting minutes approved as modified.

II. Manager Reports:

- A. Reviewed September & October P&L Financials.
- B. Reviewed units for sale and sale prices.
 - i. 6 in the Tower. 12 are rented. 6 units sold since 7/1/22.
 - ii. 1 in the Square. 6 are rented. 4 units sold since 7/1/22.
- C. Annual Meeting set for March 30, 2023. Jerry Lawson, Jill Ficke and Lesha Greengus terms expire; Jill Ficke and Lesha Greengus can rerun and have indicated they will. Mr. Lawson will have to be replaced by a Square owner.
- D. Culvert under drive to Madison Road has been repaired with a sleeve.

III. Old Business

- A. Covid: owners who test positive must quarantine for appropriate time period. Please don't ask valet to park your car or an employee to enter your unit if you are under quarantine.
- B. Garage update: South parapet wall on Lot #2 is 95% complete. East wall is about 90% complete. 2 of 3 small areas found are also 90% completed. Contractor should be out December 1st and return when weather breaks to paint.
- C. Landscape Long term plan Design Proposal has been signed.
- D. Additional bulletin board ordered.
- E. Flood update: IBI has approved Generator, Fire panel and pump. Now goes to City Building and Fire Department for approval prior to the equipment being ordered.
- F. July fees (Operating, Reserve, Garage, TV/Wi-Fi & Cabana) will be credited in December.
- G. We are again getting complaints of smoke odors from a previously fined condo. Owners were instructed to report when it occurs in order to go through the proper procedures.

IV. New Business

V. Officer's Reports

VI. Next Board Meeting – Monday, December 12, 2022 @ 4:30 pm in the Hermitage room (note change due to Chanukah).

VII. Adjournment