

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, July 25th, 2022, at 4:30 pm via Zoom with Mrs. Greengus
and in the Hermitage room: Mr. Lawson, Mrs. Ficke, Mrs. Starr, Mrs. Richardson,
Ms. Bramlage, Mr. Woodward and G.M., Mr. Schafer.
Guest: Dave Cameron*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 6/20/22 meeting minutes and 7/6/22 special meeting minutes.
- III. Resident concerns over flood were heard and all comments/questions received were reviewed by Board. The Board will send out letter(s) as information becomes available.
- IV. **Manager Reports:**
 - A. Reviewed June P&L.
 - B. Reviewed units for sale and sale prices.
 - i. 3 in the Tower. 13 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Smoking violation: 5th infraction was heard, and \$500 fine/assessment was levied.
 - D. Pool hours have been modified due to the lifeguard shortage; 11am - 5pm, open swimming and 5pm - 9pm for grilling and socializing.
 - E. Signature cards for new Huntington Bank account were signed.
 - F. Insurance renewal cost is up \$73,000 for September 1, 2022, through August 31, 2023, largely due to an increase in our property values. The Tower is up \$18 million, and the Square is up \$9.5 million.
 - G. Large dog variance for Golden Retriever in 2300 Dana was approved.
 - H. Board approved no late fee applied to delinquent accounts for June. However, interest will be accrued as dictated in the By-laws.
 - I. Board approved hiring attorney Richard Porotsky with Dinsmore and Shohl to represent the Regency in connection with the flood loss.
- V. **Old Business**
 - A. Covid: owners who test positive must quarantine for appropriate time period.

- B. Garage update: garage is complete. South parapet wall on Lot #2 is 90% complete. The contract for the east wall and deck has been signed and work will begin next week.
- C. City Building Department is requiring the Hearth cabinet ventless fireplace to go through permit process.
- D. Crosswalk and walking line markings were installed. Will order same on Oriental Wok side.
- E. Owners with Federal Pacific Electric panels will be encouraged again to switch out those boxes.

VI. New Business

- VII. Officers' Reports** – Board requested that the House Committee hold off on its presentation of the renovation plan for the first floor until the Board and Management can better inform the residents about the insurance coverage for the losses caused by the water main break. Those losses have no effect on the funds that have been earmarked for the first floor renovation.

- VIII. Next Board Meeting** – Monday, August 15th, 2022 @ 4:30 pm in the Hermitage room.

IX. Adjournment