

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

*Monday, June 20<sup>th</sup>, 2022, at 4:35 pm via Zoom with Mrs. Richardson  
and in the Hermitage room: Mr. Lawson, Mrs. Ficke, Mrs. Starr, Mrs. Greengus,  
Ms. Bramlage, Mr. Woodward and G.M., Mr. Schafer.*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 5/16/22 Board meeting minutes.
- III. House committee report from Linda Bramlage and Dan Ledford. Board thanks the committee for their hard work and liked the décor boards presented. They would like the committee to share with the community for their thoughts/input.
- IV. **Manager Reports:**
  - A. Reviewed May P&L. Board and manager are keeping a close eye on how inflation is adversely affecting the operating budget.
  - B. Reviewed units for sale and sale prices.
    - i. 1 in the Tower. 13 are rented.
    - ii. Ø in the Square. 6 are rented.
  - C. Smoking violation: Board revisited smoking violation from last month following review of attorney's opinion and owner's 2<sup>nd</sup> letter dated 6/17/22. Board accepts owner's word that the "situation will not happen again". Should that change, the Board reserves the right to reevaluate the situation.

New complaint of 4th violation of smoking on balcony, The occupant admits that he has smoked "on my balcony on occasion." It is clear that he does not take responsibility for creating a nuisance to others.. The Board agreed to fine the renter (and the owner if the renter does not pay) \$150.00 under the previous rule. However, the GM should make it clear that an additional offence will result in the \$500 fine/assessment as stated in the new policy.
  - D. Request from an employee to get reimbursed for half of PTO allotted was approved.
  - E. Pilot Composting Policy Program is going well. 16 units are participating after 4 weeks; slowly looking for others to join.
  - F. Pool party changed to June 26<sup>th</sup>, rain date June 27<sup>th</sup>, cost \$15 per person.

- G. Lifeguard shortage will be a big issue late summer. Owners should expect pool hours changes.
- H. Elevator maintenance is being worked on by Otis. Noise is a nuisance but not a safety issue.

**V. Old Business**

- A. Covid: owners who test positive must quarantine for appropriate time period.
- B. Garage update: garage is 95% complete, just need to finish painting and cleaning. South parapet wall on Lot #2 was poured on June 15<sup>th</sup>.
- C. Request for Hearth Cabinet Ventless Fireplace was approved if approved by the Fire and Building departments.
- D. Crosswalk/walking lane from lower lot is scheduled to be installed later this week.
- E. Review of 20-year Tower Reserve plan is being prepared for Budget Committee review in the fall.

**VI. New Business**

**VII. Officers' Reports**

**VIII. Next Board Meeting** – Monday, July 25<sup>th</sup>, 2022 @ 4:30 pm in the Hermitage room.

**IX. Adjournment**