

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, October 24th, 2022, at 4:30 pm in the Oriental Wok dining room with
Mr. Lawson, Mrs. Ficke, Mrs. Greengus, Mrs. Starr, Mr. Woodward,
Mrs. Richardson, Ms. Bramlage, and G.M., Mr. Schafer.*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 9/19/22 meeting minutes as amended and email poll 9/1/22 approving the 29 lb. dog in the Square (email 10/18/22).
- III. **Manager Reports:**
 - A. September P&L are delayed due to diverting time to work on the Budgets.
 - B. Reviewed units for sale and sale prices.
 - i. 5 in the Tower. 12 are rented. 3 units sold since 7/1/22.
 - ii. 1 in the Square. 6 are rented. 3 units sold since 7/1/22.
 - C. Set Tower and Square Community Budget meetings via Zoom at 7:00 pm for the Tower on Tuesday, November 15th and Thursday, November 17th for the Square.
 - D. The Board reviewed the 20- year reserve plan. This 20-year plan replaces the previous 10-year plan. Twenty years has now become the standard in the industry and is expected by lenders and insurers. The Board has asked the General Manager to contact the Regency's auditor to request that the periodic sealing of the asphalt be included in the Reserve Budget rather than Operating. Board unanimously approved increase in the following:

<i>Tower</i>	– Operating assessment	5.5%
	– Utility assessment	5.5%
	– Reserves	5%
	– TV/Wi-Fi assessment	6%
<i>Square</i>	– Operating assessment	9.25%*
	– Reserves	2%
	– TV/Wi-Fi assessment	6%
- *Board unanimously passed 11/2/20 Email vote to move sealcoating to Reserve (auditor approval) and lower the Operating assessment to 4.5%.
- E. Second dog violation was heard. Owner was fined \$50.
- F. Window replacement policy of May 18, 1999, is adjusted to the following:

"Should the Association approve and begin a Tower-wide installation program, the Association would reimburse those who have replaced their windows and doors with white Gilkey product, at the lesser cost of your cost now, or the Association's cost (for the number, type and size of your replacements) at the time of their building-wide installation. If owners do not want new windows when the new building-wide project is completed."

- G. Set Annual Meeting for March 30, 2023, via Zoom.
- H. Mail delivery issues: Spoke with Supervisor and he currently has 27 of 72 routes open and does not see us getting a permanent carrier for some time.
- I. Handicap parking concerns: Board approved adding 2 spots in Lot #1 by the door when we re-seal the parking lot next year.
- J. Additional bulletin board ordered; header put on for "Free Items".

IV. 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/Parapet walls update: South parapet wall on Lot #2 is 95% complete. East wall is about 75% complete. 2 of 3 small areas found are being addressed, additional \$80,000 (+-).
- C. Cindy Starr, Claude Chandler, and Jim Schafer will meet with the landscape designer to finalize the proposal and specifications for long term landscape plan. The Square will contribute \$2500 so the total available for the design will be \$12,500.
- D. FPE letter thanking those who changed them out and encouraging others will go out by end of the month.
- E. Update on equipment repair from flood is available at the office. The Regency could not get coverage for owners' personal belongings or lodging; however, we did get reimbursement to those who paid to have an outside company assist in evacuating and for HOA Operating fees for July. Fees will be rebated to owners in December.

V. New Business

VI. Officer's Reports

- VII. Next Board Meeting** – Monday, November 21st, 2022 @ 4:30 pm in the Hermitage room, followed by December 12th, (note change due to Chanukah).

VIII. Adjournment