

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Wednesday, July 6th, 2022, at 4:35 pm in person

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

I. Manager Report on water line break and electric outage.

At approximately 2:15 a.m. on Monday 6/27 Ken Wells, on-call maintenance/night janitor, went to the dock area and found approximately 6 inches of flood water in the area. He called John Parton, maintenance on call. While John was walking Ken through turning off the compactor, Ken heard/saw a wave of water about 2 feet high in the area. Shortly after that he heard a loud boom, and the power went out.

While John was on his way to the Regency, Ken called Jim Schafer, GM. . They agreed to turn off all the water to the Tower and Square at Madison Road. The valve did not close 100% so the Fire Department and City Waterworks were called to shut off the water at the street. By this time Jim and Jeff (head of maintenance) were in. They determined that the loud boom was the electric service to the building (later determined to have knocked out the electricity to 1800 other homes in the area.)

The large wave of water Ken heard and saw shorted out all electric in the boiler room and the generator which runs the elevator and all emergency lighting. The water had to be pumped out to determine the scope of damage and for cleanup to begin. At the time, Jeff and the crew determined that the water pipe that broke was the main line that feeds the garage sprinkler system (the same line that was repaired in December 2020). The line could be isolated so the water could be turned back for the Tower and Square.

The staff went door-to-door to explain the outage to those who answered. On Monday morning both email and VOLO communications were down until they could be set up off the property. At 1:19 p.m. staff began sending

both text and email messages to those owners whose information we have in the programs. We are continuing to send updates.

We are working with cleanup crews, electricians, HVAC contractors, Otis Elevators, the Fire pump company, trash compactor company, City inspectors and our insurance agent and carriers.

Unfortunately, we did have an owner fall in the stairway while the lights were out. She is recovering from a broken clavicle and neck injury in a rehab center at this time. We all wish her a speedy recovery. Our general liability carrier has been notified.

At this time, we are working on getting the electric, the hot water and the AC restored as soon as possible.

The board decided to hire an attorney to represent the Regency in dealing with our insurance carriers. Mr Lawson will work with Amy Ferguson, our primary attorney, and with Jim Schafer to identify and retain an attorney who specializes in this area of the law.

The next board meeting will be Monday July 25th at 4:30 p.m. in the Hermitage Room.