

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, March 21st, 2022, at 4:30 pm via Zoom meeting

*Participants: Mr. Lawson, Mr. Ledford, Mr. Fritz, Mrs. Ficke,
Mr. Woodward, Mrs. Starr, Mrs. Greengus and G.M., Mr. Schafer.*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 2/28/22 Board meeting minutes with slight changes to II. *meetings to meeting minutes*, IV. D. *Discussion to Decision* and IV. G. *reset her electric vehicle to download software updates for electric vehicles*.
- III. **Manager Reports:**
 - A. Reviewed January and February P&L. Manager to address accounts receivable prior to next meeting.
 - B. Reviewed units for sale and sale prices.
 - i. Ø in the Tower. Thirteen are rented.
 - ii. Ø in the Square. Six are rented.
 - C. Board will send in their vote for the 2022 Election to be used for units owned by Association and should they be asked to be a proxy for an owner.
 - D. Dog violation discussed and with this being the second offense this year, the Board levied a \$50 fine as outlined in the Regency Pet Rules.
 - E. Arrangements for Tom Fair visitation here at the Regency for the residents has been set for Wednesday, March 23rd from 4-5:30 pm.
- IV. **Old Business**
 - A. Covid: No change at this time.
 - B. Still working on one leak from dishwasher in the Square; owner's responsibility up to \$50,000. Owner is working on punch list at this time.
 - C. Process and specifications for hiring an expert to evaluate the Regency mechanical systems and make recommendations for the future are ongoing.
 - D. Garage update: Just two-thirds of upper garage left to finish. Cost is approximately \$123,143 (\$29,550 over estimated) due to additional work. Parapet wall to begin; billed time and materials not to exceed \$166,000 + engineering and permit cost.

V. New Business

- A. Owners' complaint on newspaper delivery was heard. Board is sympathetic; however, not much the Regency can do for the owners who contract out service from a third party. However, manager will reach out to his contacts and get whatever information he can find.
- B. Board thanks Dan Ledford and Don Fritz for all their work on the Board over the years.

VI. Officer's Reports – House committee reports Anthony Zalant is working on electric quote for lights, cutting back items and looking at alternate furniture to cut cost and get close to \$230,000 budget number.

VII. Next Board Meeting – Monday, April 18th, 2022 @ 4:30 pm via Zoom. (Mr. Lawson, Mrs. Richardson and Mr. Woodward will be out of town)

VIII. Adjournment