

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, May 16th, 2022, at 4:35 pm via Zoom with Mrs. Richardson
and in person: Mr. Lawson, Mrs. Ficke, Mrs. Starr, Mrs. Greengus,
Ms. Bramlage, Mr. Woodward and G.M., Mr. Schafer.
Guest: Dan Ledford*

- I. Called to order at 4:35 pm by President.
- II. Approved the 4/18/22 Board meeting minutes with one correction to the Committee list.
- III. Report from Mr. Schafer, Mr. Woodward and Mr. Ledford. The Board had previously asked Mr. Woodward and Mr. Ledford (board member until March 2022) to work with Mr. Schafer to review proposed reserve projects and to consider whether to retain an expert to evaluate the Regency's mechanical systems and make recommendations for future changes.

Mr. Schafer, Mr. Woodward and Mr. Ledford recommended against retaining an expert for the mechanical systems at this time. Based on information obtained by Mr. Schafer at a "high-rise" condominium conference he attended recently, his discussions with our current providers, and information that he and Mr. Ledford obtained from a visit to Seton High School which recently implemented a major review and upgrade of its mechanical systems, they did not feel that the Regency currently needed an expert review. The Board concurred with their recommendation.

Mr. Schafer presented a revised draft reserve plan for 10 years that he, Mr. Woodward and Mr. Ledford were recommending to the Board. The revised plan included a review of projects planned for 2022. After discussion and some minor changes, the Board directed Mr. Schafer to present the revised 10 year plan to the Tower Budget Committee for its review and input.

Mr. Schafer reported that the utility costs for the Tower are well over budget. How much over budget will be determined based on how much savings is picked up with the new chillers.

Mr. Schafer will contact legal counsel to determine the current legal requirements for reserve studies and length of reserve plans and report back to the board.

Mr. Ledford left the meeting after these items were covered.

IV. Manager Reports:

- A. Reviewed April P&L.
- B. Reviewed units for sale and sale prices.
 - i. Ø in the Tower. 13 are rented.
 - ii. Ø in the Square. 6 are rented.
- C. The current pool rules were approved for 2022 with elimination of article 18 related to covid cleaning. Pool will open on May 28th.
- D. Smoking violation and complaint were tabled until we get attorneys' opinion on the use of medical marijuana.
- E. Devonte Cannon was promoted to Front Desk Supervisor and Nate Campbell was brought back on.
- F. Pilot Composting Program was approved. The Green Team will pay for the pilot program and manage it.
- G. Board passes on First Right of refusal on unit 105 at this time. However, retains its rights on future sales.
- H. Pool party changed to June 26th, rain date June 27th, cost \$15 per person.

V. Old Business

- A. Covid: owners who test positive must quarantine for appropriate time period.
- B. Still working on one leak from dishwasher in the Square; owner's responsibility up to \$50,000.
- C. Garage update: garage is 95% complete, just need to finish painting and cleaning. South parapet wall on Lot #2 is projected to be finished mid-June. Work on Lot #2 Deck and East parapet will not begin until late summer.
- D. Incident in Square with possible intruder – police report did not reveal any additional information. Manager wrote owner of changes made to Patrol/Security procedures and guidelines. Owners should call 911 if they see any criminal activity.
- E. Request for Hearth Cabinet Ventless Fireplace is still on hold until we hear back from Fire & Building department.

- F. Update on newspaper delivery: Association has done what we can.
Owners need to contact the delivery service if they have bad service.

VI. New Business

VII. Officers' Reports

- Jim Conway to send out 5/11/22 House meeting minutes to the Board.
- Green Team 4/20/22 meeting minutes reviewed.

VIII. Next Board Meeting – Monday, June 20th, 2022 @ 4:30 pm in the Hermitage room.

IX. Adjournment