

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, April 18th, 2022, at 4:30 pm via Zoom meeting

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

- I. Called to order at 4:41 pm by President, Jerry Lawson. Mr. Lawson welcomed new members, Linda Bramlage and Melody Sawyer Richardson, and congratulated Cindy Starr and Bill Woodward for having been re-elected.
- II. Approved the 3/21/22 Board meeting minutes.
- III. The following officers were elected to serve until the annual meeting in March 2023.

<i>President:</i>	Jerry Lawson	<i>Members at Large:</i>
<i>Vice-President:</i>	Jill Ficke	Melody Sawyer Richardson
<i>Secretary:</i>	Cindy Starr	Linda Bramlage
<i>Asst. Secretary:</i>	Lesha Greengus	
<i>Treasurer:</i>	Bill Woodward	

IV. Manager Reports:

- A. Reviewed March P&L.
- 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 approved the committee membership attached. Thanks to all that volunteer.
- D. HVAC Gas & Electric Summary: Manager genuinely concerned with utility cost. We spent \$23,684 more in Gas & Electric in 2021 over 2020 due to price increase in November and December of 2021. These increases have also put us overbudget \$17,290 year to date and March will also be high. Cuts in 2022 may need to be made. The Board discussed a variety of options for increasing revenue and reducing utility costs and asked Manager to look into some of the options. No decision was made.
- E. Incident in Square with a possible intruder was reviewed. Management has been working with our security company owner and reviewing the patrol/overnight valet and front desk procedures, particularly moving patrol around the property vs. parking in Lot 1.

Also made staffing changes while we await the police report. Owners who feel threatened or witness criminal activity should be instructed to call 911, then the front desk.

- F. We have had 2 catalytic converter thefts in front of the building. Also, individuals have been checking for unlocked car doors (see above).
- G. Notice about Tower transition to AC was in March Newsletter along with information about how the transition decision is made.
- H. Update on Front Desk Supervisor position. Manager will make best choice from in-house and outside applicants.
- I. A request for approval of a Hearth Cabinet Ventless Fireplace was discussed. The Board asked the Manager to work with the owner to determine if approval from the City of Cincinnati Building/Fire Departments is required.

V. 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 1/3 of upper garage to finish, cost approximately \$123,143, \$29,550 over estimated cost due to additional work. South parapet wall has been taken down and engineering specifications and permits for repairs have been approved. The cost on a time and materials basis will not exceed \$166,000 plus engineering and permits. The East wall will need to be replaced. If we do it yet this summer, we can save \$20,000 to \$30,000 plus pay at 2022 rates vs. what it might cost 2 to 4 years from now. Manager's recommendation is to do it now and get it over with at a cost of \$175,000 (+-). After the meeting, the Board unanimously approved implementing the East Wall project now in order to save money.

VI. New Business

- VII. Officer's Reports** – Jim Conway sent out 3/10/22 House meeting minutes to the Board.

- VIII. Next Board Meeting** – Monday, May 16th, 2022 @ 4:30 pm both in the Hermitage room and on Zoom.
- IX. Adjournment**

2022 Regency Committee

Approved 5-16-22

SQUARE

Budget 2292 - Tom Bender
2324 - Jennifer Gibson
2380 - Claire Ficke
Chair: 2382 - Regina Tippins
2386 - Irene Diesel
2388 - Jerry Lawson
2392 - Barbara Myers

Grounds & Traffic 2322 – Gary Glass
2386 - Irene Diesel
2388 - Barbara Rinto
Chair: 2388 - Jerry Lawson
1403 – Jill Ficke

TOWER

Budget 402A – Al Roane
707 – David Flaspohler
709 – Barb Westendorf
Chair: 808 – Tom Bosco
907 – Bobbie Reckseit
1108 – Harold Byer
1110 – Rick Robertson
1503 – John Bowman
1808 – Declan O’ Sullivan
2006 – Bill Woodward

Grounds 501 – Marilyn Wander
Chair: 504 – Cindy Starr
602B – Jim O’Donnell
1202 – Hera Reines
1203 – Patricia Dignan
1602 – Susan Tew
1706 – JoEllen Spitz
2008 – Joan Baily
1506 – Melody Sawyer Richardson

House 510A – Dan Ledford
608 – Linda Bramlage
906 – Patty Misrach
1006 – Bonnie Peterson
1007 – Ann Meranus
Chair: 1110 – Jim Conway
1207 – Don Fritz

Social & Events 602A – Diane Makstaller
Co-Chair: 808 – Rosemary Bosco
905 – Kathy Hocking
1209 – Kathy Richardson
Co-Chair: 2002 – Lesha Greengus
302A – Alice Uhl
1708 – Rabbi Abie Ingber
1912 – John Martindell

COMBINED

Pool 209 – Robert Dees
403 – Sue Schmitt
706 – Alexander Trott
Chair: 2006 – Bill Woodward

Nominating 808 – Tom Bosco
Chair: 1108 – Harold Byer
907- Bobbie Reckseit

Members prior to 6/2021 have 2-year terms and those selected after 6/2021 have 3-year terms. Board members are no longer Liaisons but are voting members of the committees.