

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, August 19th, 2024, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Greengus, Mr. Conway, Mr. Lawson,
Mr. Tamarkin, and G.M., Mr. Schafer. Not present: Barbara Myers*

- I. Called to order at 4:00 pm by President Dan Ledford.
- II. Approved *Consent Agenda* (consisting of items below):
 - A. The July 15th Board meeting minutes were approved via email.
 - B. Manager's Report
 - i. Buckeye Construction finished with 16 of the 35 drops. A 5th scaffolding rig is now being used.
 - ii. Spectrum conversion is 99% complete. Owners are now responsible for their equipment. Board and management are still waiting to receive the final bill to adjust the owners monthly HOA cost.
 - iii. Square concrete replacement is completed. All collateral damage to landscape, irrigation, etc., scheduled for repair the week of 8/12/24.
 - iv. Still working on address plaques for each Square condo.
 - v. The "R" has been replaced on the front vestibule glass.
 - C. Committee Reports:
 - i. Pool committee to review the year and pool rules in the fall.
 - ii. Pool Closing Party is on 9/8/24. Invitations have been delivered.

End of Consent Agenda
- III. P&L Report from Manager:
 - A. Concrete work in the Square ran over budget by \$38,000 plus, which was taken out of Reserves. There was also cleanup of the landscaping, repair of broken irrigation lines, and installation of ramp and railings. The scheduled power washing and painting will be done in September.
 - B. Receivables look good for both the Tower and Square.
- IV. Manager's Update:
 - A. Update on 1st floor renovations: Looking for a new resource to install 54" wallpaper.
 - B. Flood update: Prepping for new Generator (Sept).
 - C. Units for Sale are 3 in the Tower. Ø in the Square.
 - D. Camera Update: 8 new light heads were installed. The camera company will return to add 2 additional cameras.

- E. We have found more work on the spandrel beams than anyone expected. Project was estimated at \$830,000 (based on previous project) changed to \$1,100,000 following bids and now projected to cost \$1.4 million total.
- F. Building Insurance was approved with only a 3.66% increase. This included a 2.5% increase in building values. We are very pleased with the quote.

V. Discussion Items

VI. Decision Items:

- A. More adjustments were made to the committee list prior to approval.
There are 2 open spots for the Square Budget committee.

VII. New Business

VIII. Next meeting – Monday, September 16th at 4:00 pm in the Hermitage room and Zoom for Lesha Greengus and possibly Ivan Tamarkin.

IX. Adjournment