

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, June 24th, 2024, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,
Mr. Lawson, Mr. Tamarkin, and G.M., Mr. Schafer.*

- I. Called to order at 4:00 pm by President Dan Ledford.
- II. Approved consent agenda (consisting of, May 20th meeting minutes, units for sale and manager's report).
- III. P&L Report from Treasurer:
 - A. Timing issues with payroll brought up last month are working their way out. No other issues noteworthy.
 - B. Receivables look good for both the Tower and Square.
- IV. Manager's Update:
 - A. Update on 1st floor renovations: Mr. Conway and Ms. Bramlage still working on the "screen" corner (recommendation and cost).
 - B. Flood update: Waiting for Generator (Aug/Sept). Also waiting for the scaffolding above the unit to be completed.
 - C. Units for Sale and rentals as of 6/24/24.
 - i. Ø in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - D. Camera Update: Waiting on 7 new heads for Tower lights in order to run power 24/7 at the Oriental Wok pole light and camera.
 - E. Management welcomed Alfred Perry and Jack Braley to the Maintenance staff.
 - F. Buckeye has finished 8 of 25 drops and will begin on the 10's and 12's balconies this week. Once we are billed for the 1st 9 drops, we will have a better feel on cost.
 - G. Spectrum is now finished with the conversion, except for individual issues which will be worked on over the next 30 days. Owners are now responsible for their equipment. The board will discuss lowering the cable portion of the monthly HOA fee once the final cost is determined. Note: ParamountPlus and Disney+ are available to all owners. Please see office/Newsletter for details.
 - H. Square concrete replacement is completed and clean up from the concrete work should be finished by the end of the month. All damage to landscaping, irrigation, etc., will be paid from the Reserve account , to preserve the Operating budget.

- I. The concrete pulled up by 2392 and 2390 by Duke is scheduled to be repaired by the 2nd week in July.
- J. The pool party was very successful. Thanks to the Social committee for all of their work.
- K. The Square Grounds Committee will walk the property on Friday, June 28th at 10:00 AM. They will also be discussing painting options with Ms. Bramlage and Mr. Conway.

V. Discussion Items:

- A. Manager still working on the committee list with Mrs. Greengus and Ms. Bramlage.
- B. Ms. Bramlage and Mr. Conway will work with management on recommendation for the “R” on the front entrance glass between the doors.

VI. Decision Items:

- A. Board decided to fine pet owner \$100 for non-compliance of Pet rules. Future infractions could lead to increased fines and loss of pet ownership privileges at the Regency.
- B. Written warning was issued to owner creating a nuisance for burning incense/sage and other materials migrating into the hallway and other condos. Next violation could be \$100.00 fine/assessment.

VII. New Business:

- A. Board asked Mr. Lawson to reevaluate the committee policy and make suggestions.
- B. Social committee’s next lecture is July 8th at 7pm in the Hermitage room featuring Amor Towles, who will be streaming “Chautauqua Lecture Series” and Dr. John Tew will lead the discussion in person afterward.

VIII. Next meeting – Monday, July 15th at 4:00 pm in the Hermitage room.

IX. Adjournment