

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, April 15th, 2024, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Mrs. Greengus, Mrs. Myers, Ms. Bramlage,
Mr. Conway, 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 items below):
 - A. The March 18th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 4/5/24.
 - i. 4 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
 - C. Manager's Report
 - i. Buckeye Construction said they will begin on the balconies (7 stack) on Monday, April 22nd. Staging should begin the week prior.
 - ii. Spectrum is meeting weekly to discuss our project and is still planning on starting the conversion in May.
 - iii. Square concrete replacement is approximately 50% completed. Weather permitting, should be finished by the end of the month.
 - iv. Following the long delay in getting parts, the garage doors are working.
 - D. Committee Reports: Mrs. Greengus will email the Board this weekend.
 - E. Next Board meeting: Monday, May 20th at 4:00 pm in the Hermitage room.
- III. Election of Officers:

President: <i>Dan Ledford</i>	Treasurer: <i>Barbara Myers</i>
Vice-President: <i>Linda Bramlage</i>	Member-at-Large: <i>Lesha Greengus</i>
Secretary: <i>Jerry Lawson</i>	Member-at-Large: <i>Ivan Tamarkin</i>
Asst. Secretary: <i>Jim Conway</i>	
- IV. P&L Report from Treasurer/Manager:
 - A. The first 3 months look good. Income is under \$94 for the Tower and up \$9 in the Square, YTD Budget. Expenses are under \$13,438 for the Tower and \$1,935 for the Square, YTD Budget.
 - B. We are getting higher interest rates on our money in banks with CD's and Money Market Funds.
 - C. Receivables look good for both the Tower and Square.

V. Manager's Update:

- A. Update on 1st floor renovations: still waiting on bench, now due in May, and the pillows for the sofas.
- B. Flood update: Waiting for Generator (June +-). Electrician connected the old generator, which is up and running, but not to the fire pump, which is new code and the reason for the new generator.
- C. Units for Sale and rentals as of 4/12/24.
 - i. 4 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
- D. Copies of Board member driver's licenses were made so that our bank account signature cards can be updated.
- E. First Right of Refusal on commercial space is under review by our attorney.
- F. Camera Update: The last 4 cameras in the Square were due to be online on Monday, 4/15/24; 2 were not finished.
- G. With the completion of the Square concrete work, plans to power wash the buildings will follow. At that time, we should be prepared to treat or paint select surfaces. Ideas will be reviewed by the Grounds committee prior to any decisions.

VI. Decision items:

- A. Documented complaint on odor nuisance. A decision was made to implement a \$250 fine/assessment on an owner due to multiple complaints.
- B. A pool fee increase for Square owners was approved for the 2024 and 2025 seasons: \$125 in 2024, \$150 in 2025 due to cost of lifeguards going up from \$21,300 to over \$46,000 in three years.

VII. New Business

- VIII.** Next meeting – Monday, May 20th at 4:00 pm in the Hermitage room. Julie will send the invite to Board members.

IX. Adjournment