

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, January 15th, 2023, at 4:30 pm in the Hermitage room.

*Present: Mr. Ledford, Mrs. Greengus, Mrs. Ficke, Mrs. Myers, Ms. Bramlage,
Mr. Woodward and G.M., Mr. Schafer; Mrs. Richardson via Phone*

- I. Called to order at 4:30 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below) and Email poll to approve 12/18/23 Board meeting minutes.
 - A. Units for sale and rentals as of 1/5/24.
 - i. 6 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
 - B. Manager's Report
 - i. Manager working on Front desk and Valet uniforms.
 - ii. Board election in March; 4 positions open - Linda Bramlage, Melody Sawyer Richardson, Jill Ficke (moving) and Bill Woodward (Mr. Woodward can't rerun). Nomination forms must be turned in by Wednesday, January 31st at noon.
 - iii. Manager will reach out to Green Team regarding disposing of old lobby furniture. If the team is still not interested, management will take care of it.
 - iv. Julie will be working on updating the website with new pictures of the lobby.
 - v. Manager is taking vacation from January 17th→23rd.
 - vi. Manager in receipt of pool suggestions. Will address with pool management company and get different trash receptacles for the bathrooms.
 - C. Committee Reports: Social committee report attached.
 - D. Next Board meeting: February 19th at 4:30 pm in the Hermitage room.
- III. P&L Report from Treasurer/Manager: The manager went over numbers that will be in the preliminary statements. The finalized statements will not be out until the Audit is finished.
- IV. Manager's Update:
 - A. Update on 1st floor renovations: still waiting on bench and punch list completion by woodworkers.
 - B. Flood update: Fire pump and panel passed preliminary testing last week. Duke Energy still needs direct hook up to transformer, which may cause a power outage for 4-6 hours. Waiting for Generator (June +/-).

- C. Units for Sale update: 5 in the Tower, 0 in the Square.
- D. Scheduled Balcony project Pre-Bid Meeting for Tuesday, January 16th at 10 am. Owners who have enclosures we know need to come down are being notified.

V. Discussion items:

A. Difficulties in finding quality valets:

- Over 18
- With Covid vaccine or willing to get it
- Clean drivers record
- Able to pass criminal and drug test
- Past Advertising included Indeed and flyers posted Xavier University, University of Cincinnati, and Northern Kentucky University.

B. Mrs. Ficke was thanked for all of hard work on the Board as she relocates to Florida.

VI. Decision items

VII. New Business

A. Social Committee Report was given by Mrs. Greengus.

VIII. Next meeting – Next Board meeting is Monday, February 19th at 4:30 pm in the Hermitage room. March Board meeting is scheduled for March 18th, 3 days prior to the Annual meeting on the 21st.

IX. Adjournment

X. Executive Session