

**REGENCY CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, July 15<sup>th</sup>, 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 2<sup>nd</sup> draft of **Consent Agenda** (consisting of items below):
  - A. The June 24<sup>th</sup> Board meeting minutes were approved via email.
  - B. Units for sale and rentals as of 7/10/24.
    - i. 2 in the Tower (Units 1607 and 102, office space). 12 are rented.
    - ii. Ø in the Square. 6 are rented.
  - C. Manager's Report
    - i. Buckeye Construction finished with 9 of the 35 drops. Another 4 should be completed by 7/22 (+-).
    - ii. Spectrum conversion is 99% complete. Owners are now responsible for their equipment. Board and management are still waiting on receiving the final bill to adjust the owners monthly HOA cost.
    - iii. Square concrete replacement is completed. Still waiting on all collateral damage to landscape, irrigation, etc., to be repaired.
    - iv. Square Grounds committee walked the property on Tuesday, July 2<sup>nd</sup>. Those meeting minutes are attached.
    - v. The Blacktop and concrete damaged by Duke at 2390 and 2393 has been rescheduled for repair on Monday and Tuesday, July 15<sup>th</sup> & 16<sup>th</sup>.
  - D. Committee Reports: Social committee meeting minutes were emailed.
- III. P&L Report from Treasurer:
  - A. Utility cost overages due to timing issues and increased usage.
  - B. Fire Protection annual inspection has been budgeted but not yet scheduled.
  - C. Plumbing in the Tower up due to unexpected condo repairs due to water leaks.
  - D. Square Operating overages in HVAC, some semi-annual repairs timing, and exterior costs for door painting and concrete work.
  - E. Receivables look good for both the Tower and Square.

**IV. Manager's Update:**

- A. Update on 1<sup>st</sup> floor renovations: The Committee asked Anthony Zalants to order wallpaper to finish the project. (As of today, he is having trouble tracking it down since his local distributor no longer carries it, so technically it has not been ordered).
- B. Flood update: Waiting for Generator (Aug/Sept). Spandrel work above pad needs to be completed first before installing generator.
- C. Camera Update: Waiting on 7 new heads for Tower lights (back ordered till July 22<sup>nd</sup>) in order to get power 24/7 at the Oriental Wok pole light. (additional 2 cameras). Will be installed as soon as lights are in.
- D. Update on tenants that were given written nuisance warning: issue is being handled by the trustee of the condo. No Board action is needed at this time.

**V. Discussion Items:**

- A. Still working on the committee list. Mrs. Greengus and Ms. Bramlage will have an update by the next Board meeting.
- B. Redline revision of Committee Guidelines prepared by Jerry Lawson was approved.
- C. The Pool committee report was presented by Mr. Tamarkin, addressing concerns about lifeguard responsibilities and pool etiquette.

**VI. Decision Items:**

- A. Request for the monthly Board meeting to be open to owners was discussed. The Board decided to keep the policy as currently written.
- B. The Square Grounds committee recommendation to paint/seal with "Boothill" after pressure washing the following:
  - Dana wall (wood/upper panels)
  - Steps going to the Square
  - All patios inside and out
  - Cedar fence along Withrow and Park will be pressure washed but not stained or paintedwas approved.

**VII. New Business**

**VIII.** Next meeting – Monday, August 19<sup>th</sup> at 4:00 pm in the Hermitage room.

**IX. Adjournment**