

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, May 20th, 2024, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,
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 April 15th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 5/17/24.
 - i. 2 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
 - C. Manager's Report
 - i. Buckeye Construction has begun working on 3 of the 38 drops, including the balconies on the 7 stack. They will add an additional drop on Monday the 13th on the 8 stack.
 - ii. Spectrum conversion – owners should now be calling Spectrum for a tech to come out prior to June 1st to avoid the \$50 installation fee.
 - iii. Square concrete replacement is completed. Over budget due to last minute decision to put in ADA ramp, which now gives ADA access to 14 units, as well as cost for landscape and irrigation repairs.
 - iv. Pool area opens on Saturday, May 18th for grilling and sunbathing and owners can now access their cabanas. Keys are available at the front desk. The official pool opening for all residents to use the pool is Saturday, May 25th. Pool party is Sunday, June 9th. RSVP due by Friday, May 31st.
 - D. Committee Reports
 - E. Next Board meeting: Monday, June 24th at 4:00 pm in the Hermitage room. Please note change of date.
- III. P&L Report from Treasurer:
 - A. Payroll was over because of timing of approved raises.
 - B. Equipment overages in fire protection, water treatment and camera upgrade were affirmed.
 - C. Receivables look good for both the Tower and Square.

IV. Manager's Update:

- A. Update on 1st floor renovations: the bench for the lobby arrived today. Mr. Conway and Ms. Bramlage will work on the "screen" corner.
- 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 5/17/24.
 - i. 2 in the Tower. 12 are rented.
 - ii. 1 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. Mrs. Greengus was selected by the Board to fill John Bowman's term, then elected by owners for 2 other terms, therefore she may run/be elected for a 3rd term in 2025.
- F. June Board meeting has been changed to June 24th.
- G. "NuStep" was delivered today to replace the broken treadmill. The need for a 3rd treadmill will be reevaluated later in the year.
- H. Spectrum Update as of 5/16/24: we have less than 100 left to convert. Owners will be charged \$50 if they don't do so by 6/1/24. We negotiated a \$15,000 door fee to be paid to the Association to compensate for inconveniences.
- I. Jim Conway and Linda Bramlage are reviewing paint stains and colors for the Square. After power washing is complete, suggestions will be reviewed by the Square's Grounds Committee.

V. Discussion Items:

- A. Still working on the committee list. A letter to owners about committee participation will be sent out.

VI. Decision Items:

- A. Manager looked into possibility of traffic light at Dana. The City's response was that a private signal would be \$150,000 and the Regency would also be responsible for the future maintenance/energy costs. Board decided not to proceed at this time.
- B. The Lobby policy that was revised in December of 2023 was revisited and will remain as written.

VII. New Business

VIII. Next meeting – Monday, June 24th at 4:00 pm in the Hermitage room.

IX. Adjournment