

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, September 16th, 2024, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mr. Conway, Mr. Lawson,
Mr. Tamarkin, and G.M., Mr. Schafer. Not present: Mrs. Greengus*

- I. Called to order at 4:00 pm by President Dan Ledford.
- II. Approved *Consent Agenda* (consisting of items below):
 - A. The August 19th Board meeting minutes were approved via email.
 - B. Manager's Report
 - i. Buckeye Construction finished with 22 of the 35 drops. We still estimate a \$200,000 overage.
 - ii. Summer tree trimming was completed September 5th & 6th in both the Tower and the Square.
 - iii. Address plaques for each Square condo have been ordered.
 - iv. Square pressure washing and painting is scheduled to begin on Monday, September 16th.
 - C. Committee Reports:
 - i. Pool committee to review the year and pool rules in the fall.

End of Consent Agenda
- III. P&L Report from Manager:
 - A. Other than the overages due to the balcony work, P&L looks good. Receivables also look good for both the Tower and Square.
- IV. Manager's Update:
 - A. Update on 1st floor renovations: Wallpaper will be installed in a week or two.
 - B. Flood update: Generator is installed on the pad outside of the garage doors, working on hooking it up to the Fire Pump, elevators, and emergency lighting. This will require a full day electric outage for the Tower to hook up a direct line to City Transformer as required by new codes. Date to be determined.
 - C. Units for Sale as of 9/16/24 are 3 in the Tower. 1 in the Square.
 - D. Camera Update: 7 new light heads were installed (one backordered). The camera guys will return to add 2 additional cameras next week.
 - E. We have found more work on the spandrel beams than anyone expected. We estimate to be \$150,000 to \$200,000 over budget after 24 of the 35 drops have been completed.

- V. Discussion Items
 - A. We had an attempted car theft in the Square. We want to emphasize the importance of locking your doors and to report any criminal activity immediately by calling 911 first and then alerting the Front desk.
- VI. Decision Items:
 - A. Annual Meeting is set for Thursday, March 27th.
 - B. CTA (Corporate Transparency Act) Compliance Request from our attorney was approved.
 - C. Revised motion of 8/21/23 to include General Manager was approved:
“Approved Board motion stating that whoever is the current Regency General Manager, Board President, Vice-President, Treasurer or Secretary are authorized signers of any and all Regency bank accounts and CDs”.
- VII. New Business:
 - A. Pressure washing in the Square began on Monday, September 16th and will continue for about 5-10 working days to pressure wash the buildings, breezeways, sidewalks, and patio/balcony walls inside and out. Certa Pro Painters will then follow up, staining the wooden patio fences inside and out and the Dana fence and steps from the Tower.
- VIII. Next meeting – Monday, October 21st at 4:00 pm.
- IX. Adjournment