

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, February 19th, 2024, 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 4:34 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below).
 - A. The January 15th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 2/9/24.
 - i. 4 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report
 - i. Mrs. Ficke submitted her resignation from the Board as of 3/31/24.
 - ii. Board election in March; 4 positions open - Linda Bramlage, Melody Sawyer Richardson, Jill Ficke resigning, and Bill Woodward, who can't rerun). 7 owners submitted their nomination forms to run: Linda Bramlage, Melody Sawyer Richardson, Jim Conway, Gary Glass, Jerry Lawson, Morleen "Moe" Rouse, and Ivan Tamarkin. Meet the Candidates Night will be Monday, March 4th from 5:00-6:30 pm.
 - iii. Furniture from the lobby was auctioned off. \$357 was received and put back into the Tower interior maintenance account.
 - iv. We received 2 bids to do the balcony work. One is almost \$687,467 over budget. The second is \$1,063,086 over budget. We are looking into options.
 - v. Still waiting for lobby bench, "R" on elevators and a decision on the curtain over bench; estimated delivery time for mid-March.
 - D. Committee Reports: Social committee report.
 - E. Next Board meeting: March 18th at 4:30 pm in the Hermitage room, followed by the Annual meeting on Thursday, March 21st.
- III. P&L Report from Treasurer/Manager: preliminary December YTD statements have been distributed. Tower operating expense is \$80,396 under operating income and the Square is \$15,947 under operating income BEFORE Auditor's adjustments. End of year accounts receivables are excellent, only 3 owners delinquent over \$400 in the Tower and only one owner over \$200 in the Square. Manager to look into the Tower utilities assessment and expenses. January and February statements will be sent out after the Auditor's adjustments are received and implemented.
- IV. Manager's Update:

- A. Update on 1st floor renovations: still waiting on bench, “R” on elevators and a discussion on what to do with the curtain and oriental screen.
- B. Flood update: Waiting for Generator (June +-).
- C. Units for Sale update: units 804, 906 and 1406 are all sold, leaving only 4 units in the Tower for sale.
- D. Spectrum update: Board approved renewing with Spectrum for a 5-year term, with a maximum 4% increase per year plus any franchise fees and tax increase. The large white boxes will be replaced with smaller, updated equipment.
- E. Camera project: Contractor is updating the cameras in the Tower and adding new ones in the Square. In order to get power on 100% of the time to the new cameras in the Square, photo cells were added to the pole lights, and an additional pole light will be added between unit 2388 and the garage door. New, brighter light heads have also been added in the Square.

V. Decision items:

- A. Update on balcony and spandrel project: Bids were received by 3 companies, Holsen LLC, Buckeye Construction & Restoration, and SSRG prior to February 19th, by the noon deadline. Adjustments to the project will be made, in order to better meet budgeting needs. The Manager was given approval to hire the contractor that can best meet the Regency’s needs.
- B. 2nd complaint on owner smoking in the building. Owner did not contest the complaint therefore the Board levied a \$100 fine/assessment for 2nd violation.

VI. New Business:

- A. Social Committee Report was given by Mrs. Greengus. Dates for upcoming parties are as follows: June 9th for the pool opening party, September 15th for the pool closing party, and December 8th for the Holiday party.
- B. Mr. Woodward, who is term-limited and not eligible to re-run, was thanked for years of service to the Board.

VII. Next meeting – Monday, March 18th at 4:30 pm in the Hermitage room, followed by the Annual meeting on the 21st (hybrid).

VIII. Adjournment