

**REGENCY CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, October 21<sup>st</sup>, 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 September 16<sup>th</sup> Board meeting minutes were approved via email.
    - B. Review of units for sale and rentals. (10/11/24)
      - i. 5 in the Tower. 12 are rented.
      - ii. Ø in the Square. 6 are rented.
    - C. Manager's Report
      - i. Buckeye Construction finished with 30 of the 35 drops. We still estimate a \$200,000 (+-) overage.
      - ii. Owner's Spectrum charge on HOA bill, will be reduced from \$65.95 to \$58.70 a month for November and December. Then it will increase to \$61.05 on January 1<sup>st</sup>.
      - iii. Address plaques for each Square condo have been ordered.
      - iv. Square pressure washing and painting has been completed. Brick work should begin the last week of the month.
      - v. Kroger Flu/Covid Shot Clinic will be on Tuesday, October 22<sup>nd</sup> from 10am until 3pm in the Hermitage room.
      - vi. Manager moved Square CD expiring on 9/28, to 9 month at 3.5%. Interest rates are all on the way down.
    - D. Committee Reports:
      - i. Pool committee will review the year and pool rules with the manager, and consider owner's suggestions to keep pool open one more week, est. cost \$3,000.
      - ii. Tower and Square Budget committee meetings TBD.
- End of Consent Agenda*
- III. P&L Report from the Treasurer:
    - A. P&L looks good. Reserve Expenses should be off set from balance sheet. Receivables also look good for both the Tower and Square.
  - IV. Manager's Update:
    - A. Update on 1<sup>st</sup> floor renovations: Wallpaper has been installed and looks great.

- B. Flood update: waiting for the fuel tank of the generator to be certified after installation by the Fire Dept., the Electrician, and the Building Inspector.
- C. The Square Budget committee meeting is Wednesday, October 23<sup>rd</sup> at 4pm and the Tower Budget committee meeting is Thursday, October 24<sup>th</sup> at 4pm, both in the Hermitage room.
- D. The balcony project should be done by the end of the week \$240,000 over budget. They will re-mulch around the grounds and work on the punch list.
- E. Pool area/cabanas will be closed for the year on Monday, November 4<sup>th</sup>.
- F. Irene Diesel has resigned from the Square Budget and Grounds committees. We thank her for her service.

**V. Discussion Items**

- A. The Pool committee discussed the request from owners to extend the pool season by a week. Due to the cost (\$3000 for labor and pool upkeep) and the weather as a variable, the committee did not have a definitive result, therefore the Board has decided to keep the dates of the pool season as is.

**VI. Decision Items:**

- A. The 2 smoking complaints resulted in a \$500 fine for each resident due to the number of infractions. The 1 dog nuisance complaint resulted in a \$100 fine due to the number of infractions.
- B. The Board approved a raise in maintenance fees to owners from \$36.00/hr. to \$50.00/hr. (\$9 for ¼ hr. to \$12.50 for ¼ hr.) The last increase was over 13 years ago.
- C. Accepted Melody Sawyer Richardson's resignation from the Tower Budget committee and thanked her for her service.  
The spot has been filled by Bill Woodward.

**VII. New Business**

**VIII. Next meeting – Monday, November 18<sup>th</sup> at 4:00 pm.**

**IX. Adjournment**

**X. Executive Session**