

MARCH



Letter to the residents from the Board President

As you are likely aware, all balconies will be inspected and then, if needed, repaired beginning in late April.

INSPECTIONS: During this phase, the floors of all balconies will be inspected for any damage or deterioration that may have occurred over the past ten years. To accommodate the inspection, all floor coverings must be completely removed. The entire floor must be accessible. You will be informed if your floor needs repair and the extent of the damage. **The cost of the inspection and repairs is the responsibility of the HOA, not the owner. However, the owner is responsible for removal of flooring and all items necessary to inspect the balcony.** If your balcony is enclosed and the floor remains undamaged, you may replace your flooring and furniture immediately after the results of your inspection.

ENCLOSURES: Depending on the condition of your balcony, your enclosure may need to be removed. Approximately twenty-five enclosures must be removed for known repairs of railing sleeves that have deteriorated since the building was constructed. Owners of these enclosures will be informed in March and provided with options for removal, storage, and re-installation. Some other enclosures may need to be removed, based on the results of the inspections. These owners will be informed after inspection of their units is completed. **The cost of all work done on enclosures is the responsibility of the unit owner, not the HOA.**

WORKFLOW: Work will begin on the west side of the building. (Stacks 7, 8 and 9) Work will progress around the building to the east side. (Stacks 10, 12 and 1) Work will then progress around the building to the south side. (Stacks 2, 3, 4, 5 and 6)

You will be notified at least two weeks before your balcony floor must be cleared. Again, the Regency staff will be available to assist you with removal and replacement of your items, at owners' expense.

John Partin will be returning to supervise the balcony project and will be available to assist you with questions or issues that may arise.

We know that this project brings enormous inconvenience for all of us. However, it is vitally important to ensure the structural integrity of our balconies and our entire building. Thank you for your cooperation and patience.

Dan Ledford
Board President

James R. Schafer Jr., General Manager

www.regencycondos.com

Julie Bley: Administrative Assistant
 Kevin Daly: Staff Accountant
 Scott Creager: Director of Resident Services
 Devonte Cannon, Dwaine Banks and Jess Baker: Front Desk
 Spectrum Wi-Fi: 855-895-5302 TV: 833-697-7328

Office Hours: 8:30 AM—5:00 PM, M-F
 Office Phone: 513-871-0100
 Office Fax: 513-871-5804
 Valet Phone: 513-871-6370
 Valet Text: 513-200-4219



Regency Owners:

the Candidates running for your Board of Directors

Monday, March 4th 5:00-6:30 pm Regency Lobby

7 Candidates running for 4 open positions:

Linda Bramlage Jim Conway Gary Glass Jerry Lawson
 Melody Sawyer Richardson Morleen “Moe” Rouse Ivan Tamarkin

RESUMES WILL BE AVAILABLE AT THE EVENT.

Veggies, Fruit, and Cheese plates, punch & cookies will be served. There will be no formal speaking, just an opportunity to meet and greet your candidates. See you there!

*Spring Forward on Sunday,
 March 10th at 2am
 Daylight Saving Time*



ANNUAL MEETING

Thursday, March 21st
 7:00 pm

Limited seating in the Hermitage room or by Zoom.

FYI



Please do not touch the floral arrangements on the round table and sideboard in the lobby and the valet station.

The flowers are for ALL RESIDENTS AND VISITORS to enjoy.

Recently the arrangements have been vandalized by someone removing flowers from the vessels in the lobby and someone overwatering the plants by the valet station. Scott, our Director of Residents Services, is the only one responsible for the flower arrangements in the lobby and valet station. Thank you



The Regency Tower is a **SMOKE-FREE** building.
Thank you for your cooperation.



Out of courtesy to others, and to comply with Fire Department regulations, all carts should be returned promptly and not left in hallways, elevator rooms, on the elevator or inside condos. At any time if a resident needs assistance returning a cart, please feel free to call the front desk at 513-871-6370 for Valet assistance.



Regency Valet Service—Preferred Parking Policy

We are still offering a service to all residents who do not have a garage space or would need additional valet service for a 2nd vehicle.

Convenient valet parking 24/7 at the front entrance. Call the valet line at 513-871-6370 to order your car - rain or shine, clear of snow/ice in the winter months. Drop it off at the same location upon return. The cost of this service will be \$65 per vehicle per month, billed to your condo fee.

The term is six months with automatic renewal. If you wish to cancel the service, written notice must be provided to The Regency office 30 days prior to end of term.

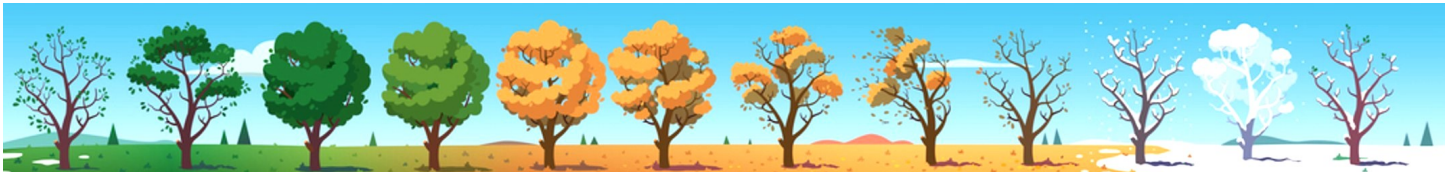
Existing valet service will be unavailable for residents and business owners who frequently use the service without subscription or tipping.

Subscription is non-transferable. Terms and conditions are subject to change.

Construction and Remodeling of Units—FOR ALL OWNERS

The Board came up with a plan to ensure that condo remodeling is completed in a timely manner.

1. Timeframe: Work completed in 4 months (with 2 month extension option, upon approval).
2. Blueprint or drawing of plans submitted for approval by Jim Schafer and Jeff Dowd.
3. Comply with Rules and Regulations pertaining to Outside Contractors.
4. Work done in accordance with applicable Federal, State and Local Building codes and regulations.
5. Jobs not completed within time frame subject to fines/assessments until substantial completion is achieved.



HVAC Change Over "Transition Period"

The Transition Period from Heat to A/C in the Spring and A/C to Heat in the Fall can be extremely frustrating for owners (those who are hot and those who are cold) and for the staff.

Below are some questions we get asked during that period:

Why can't I get heat/air conditioning when I want it?

When the building was built in 1967, A/C was not a priority; therefore it was built as a 2 pipe system (one supply, one return), not a 4 pipe system. This means we can only supply hot water for heat or cold water for A/C, not both at the same time.

Are there any laws which require supply of heat/air conditioning?

A/C no, the heat yes. The Cincinnati Board of Health has established laws that regulate heat but not A/C. The Cincinnati Board of Health code 00053-13–Miscellaneous environmental sanitary regulations states:

"It shall be the duty of every person who shall have contracted or undertaken to furnish heat for any building or portion thereof, occupied as a home or place of residence of one or more persons, to heat, or to furnish heat for every occupied room in such building, or portion thereof, so that a minimum temperature of 70° F (21° C) may be maintained as measured at a distance of thirty-six (36) inches above the floor whenever the outer or street temperature shall fall below 60° for twenty-four (24) consecutive hours."

During the past couple of weeks only one time did the temperature here in Cincinnati register below 60° for a twenty-four hour period; on the contrary, the temperature has been very erratic, spiking over 65° and dropping below 40° from day to day.

What would it cost to change from a 2 pipe to a 4 pipe system?

The last quote we got to change it to a 4 pipe system was 6 million plus the cost and inconvenience of opening up everyone's wall next to the Fan Coil Units to install 2 more pipes from the roof to the basement.

Who decides when we will switch from A/C to heat and vice versa?

The General Manager makes the final decision on when to switch with the assistance/input from the Building Supervisor.

We look at the following factors before making any switch:

- Long range forecast: 5 day to 15 day
- Highs and lows
- Sun load
- Complaints
- Precipitation
- When/if a change back will be needed
- Holidays/weekends
- Hallway temperatures
- Restaurant temperatures
- Building zones
- Board of Health regulation
- Maintenance Issue
- Use of the AC/heat we are currently supplying
- Portable heaters available to heat. No AC units available to cool

Can some sides/zones of the building have heat and the others A/C, or vice versa?

Yes, that is a possibility however we did that for 2 or 3 seasons and found it to be very confusing and frustrating for the owners. And we still had owners on the same stack asking for the 2 different temperatures. It ended up being very expensive with little convenience.



UNITS FOR SALE

TOWER

Unit 206 3 BRDM Unit 712 2 BDRM
Unit 612 2 BDRM Unit 1705 1 BDRM

ORIENTATION All new move-ins are required to attend a short orientation meeting with the manager. Call to schedule an appointment at **513-871-0100**.

More information can be found at our website, www.regencycondos.com

AUDITOR’S REPORT

The 2023 Audit will be available via email or paper copy by March 4th. Please call in a request and one will be sent to you or you can pick up a copy in the office.

Per the Ohio guidelines, our auditor requests that we notify all owners that should they have any questions on the Audit or financial status of the Association, they should feel free to submit a written question to the Board of Directors. In return, the Board, if unable to answer the questions, should contact the Auditor for a full explanation. There are no secrets, so please do not hesitate to ask.

Package Policy:

Just a reminder that the association will accept packages as a courtesy for residents and that the association is not responsible for loss or damage. If you are expecting something important or valuable, please arrange to be home to accept it.



TORNADO PROCEDURE



With the onset of spring and the very unstable weather patterns we have experienced, we need to be aware of the possibility of tornadoes. According to Hamilton County Civil Defense, the interior halls of the Tower and its storage areas are recommended as the safest places to be in the event of a tornado warning. However, if time does not permit, go to a bathroom or a closet with the door closed.

This will protect you from flying glass.

DO NOT COME TO THE LOBBY. It must be kept clear of all non-essential personnel to allow rapid and unobstructed management of the emergency. For the same reasons, **DO NOT CALL THE OFFICE OR FRONT DESK.**

Square owners go to a lower level bathroom if you have one. Otherwise, go to upper level guest bathroom.

Social Committee Upcoming Lectures, Concerts & Activities

Chessie Vigran, Director

Monday, March 11th

A Play Reading—The Dining Room

7:00pm in the Hermitage Room



Keith Pangburn Trio

Sunday, March 17th

Jazz Group Concert

4:00pm in the Regency Lobby



Jerron Gray, Withrow Principal

Monday, April 8th

*“Getting to Know Our Neighbor
Next Door”*

7:00pm in the Hermitage Room



Matt Tolentino

Sunday, April 14th

“Regency Sing Along”

4:00pm in the Regency Lobby



A very special thank you to **Meridian 8** and **Rick Hand** from SCPA for their wonderful vocal performance in the Regency lobby on February 25th !

The Regency Bridge and Mah Jong club will convene on the last Wednesday of the month, March 28th from 3 to 5pm in the Hermitage Room. All residents are welcome: bring a partner or come solo. For more information, call Don Fritz (513-321-1343) or Lesha Greengus (513-289-8394).



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, Mrs. Richardson by phone and G.M., Mr. Schafer

- 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.

Continued on the next page

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 additional pole light will be added between 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 Board Meeting – Monday, March 18 at 4:30 pm in the Hermitage room, followed by the Annual meeting on the 21st (hybrid).

VIII. Adjournment