

MAY



Letter to the residents from the Board President

Home insurance rates are rapidly increasing and homeowners are searching to find the best rates, when policies are renewed. In addition, there are always new owners in the Tower and the Square. So, I would like to reiterate some of the most important components of insuring your Regency Condominium.

In March, I spoke briefly about **Loss of Use** coverage. This is the coverage you will need if your condo becomes unlivable due to fire, smoke, water damage, etc. Speak to your agent about the level of coverage that makes you comfortable.

Your monthly condo fee includes significant insurance coverage. **In the event of damage to your condo from covered events, you are only responsible for wall coverings (paint, wallpaper, etc.), window treatments, wall tiles and flooring. In addition, you are responsible for your personal property inside your condo or storage unit.**

Loss Assessment and Liability coverage are your responsibility and are the most complex and difficult to understand. **This insurance covers you when a loss occurs in your unit and affects units adjacent to you and or common areas of the building.** Most condominium policies include this coverage, but coverage amounts can vary widely. You are responsible for **\$50,000 of damages.** This is the maximum amount you would be billed by the Association.

Example: If you have a faulty lamp that causes a fire with \$35,000 in damages, you would be responsible for the entire cost of that damage. Why? The Association has a \$50,000 deductible, so even if the Association repairs or replaces components of your unit or adjacent units, you would be billed for the amount of those repairs. You would then rely on your personal insurance to cover those costs. If damage amounts exceed \$50,000, the Association's insurance would cover the remaining balance. This example also applies to damages caused by water.

So, when getting bids for insurance coverage, or looking for ways to lower your insurance costs, be sure that you have at least **\$50,000 of Loss Assessment and \$500,000 of Liability coverage.** A million dollar Umbrella policy adds an extra layer of liability protection for both your condo and your car.

Dan Ledford
Board President



James R. Schafer Jr., General Manager

www.regencycondos.com

Jeff Dowd: Building Superintendent
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

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
Spectrum TV: 833-697-7328



SQUARE POOL USAGE

Should Square residents wish to enjoy the pool, the seasonal fee of **\$150** is payable to Regency Tower. This fee for Square residents is necessary because all pool expenses are paid for from the Tower Budget, with no participation by the Regency Square Budget. Also, Square residents are required to pay **\$10** per month if they wish to use the fitness center in the Tower.

Water Aerobics on Tuesdays,
10-10:45 am starting June 10th,

is a great, fun and safe workout while enjoying our beautiful pool.

Sherry Young is a Certified instructor teaching since 1982, teaching and traveling abroad with FitBodiesInc since 1999 and CPR certified. Call Bonnie Peterson at 513-304-5693 for more information.

\$15 per class.

Sunday, May 12th

To all the Mothers,
Grandmothers, Aunts,
Sisters and other women
on our lives who care for
us and love us unconditionally.

May your day be as special as you are!



The Office and Maintenance Dept.

Remember and Honor

**MEMORIAL
DAY**



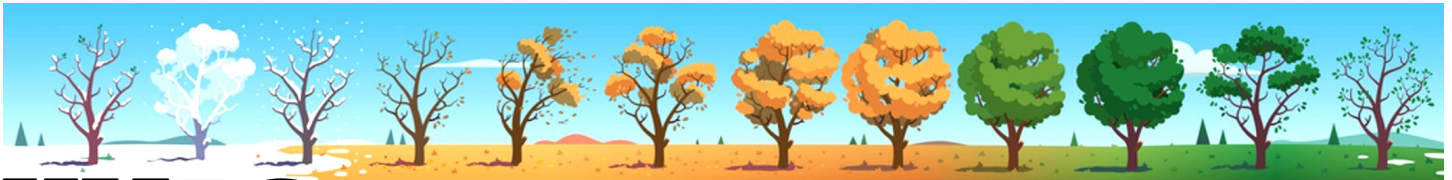
will be closed on Monday, May 26th.



27th Cincinnati Flying Pig Marathon

will be coming through Downtown, West End, Covington, Newport, Eden Park, Walnut Hills, Hyde Park, Oakley, Fairfax, Linwood, Lunken, and Columbia-Tusculum on the morning of **Sunday, May 4th**, starting at 7:00 a.m.

The runners will come up Madison and turn right onto Erie Ave. Northbound Madison and Eastbound Erie will be closed to traffic shortly before the lead runner arrives, approximately 7:20 am and will remain closed until about 9 am or so. Madison Southbound, Erie Westbound as well as Dana West of Madison will remain open to traffic. Police and race officials will make all efforts to reduce problems, but your patience will still be helpful. **Parking will be restricted starting Saturday, May 3rd at 11:00 p.m.** For complete information including driving directions, maps, pace charts, spectator zones, etc., please visit www.flyingpigmarathon.com



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 30 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.

SWIMMING POOL RULES AND REGULATIONS
POOL HOURS: SATURDAY, 5/24/25 – MONDAY 9/1/25 11:00 AM – 9:00 PM
TUESDAY, 9/2/25 – SUNDAY 9/14/25 11:00 AM – 8:00 PM

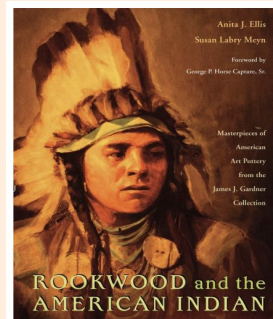
1. Lifeguards are responsible for the safe and sanitary operation of the pool, bathhouse cabanas, and grounds and have complete authority to refuse to admit and to eject anyone for health reasons, intoxication, misconduct, overcrowding, or disregard of the Rules and Regulations.
2. The Association will not assume any responsibility for any injuries incurred in the pool area or for any loss or damage to personal property. All persons using the pool area do so at their own risk. No one may be in the pool area once the cover is off the pool without a lifeguard present.
3. All injuries, however minor, must be reported at once to the lifeguard.
4. Everyone entering the pool area must sign name and unit number when entering. All guests must also sign in.
5. There is no charge for guests. Guests **(except for relatives 18 or older)** must be accompanied by an attentive resident of The Regency. The only exception is that grandchildren 17 or under of residents may be accompanied by their attentive parents or a baby sitter. In order to prevent overcrowding, we solicit your cooperation in limiting the number of guests on weekends and holidays. (Please see #8, if over 4 guests).
6. No glass of any kind is allowed in the pool area.
7. The Regency Pool is primarily a quiet area. "Children at play" is acceptable, however excessive noise, screaming, loud talking, splashing on others, etc. is a violation of the rules as printed and approved by the Pool Committee and Board of Directors. We all know the importance of staying in touch; however, if you are poolside and receive a call, or need to make a cell phone call, please BE POLITE and take the call away from other residents in the pool area.
8. **When planning to entertain more than four (4) guests at the pool facility**, please notify the office so your party can be scheduled. The Health Department rules limit the number of people one lifeguard may oversee. No parties may be scheduled on holidays, Saturdays, or Sundays without prior approval. With prior approval, a party may continue until 10 PM provided lifeguards are willing to stay, and the host/ hostess will be charged \$20.00 per hour after Regency pool hours. A \$25.00 use and cleanup charge is payable to The Regency, if cleanup is not undertaken by resident.
9. Children under 14 are not permitted in the pool area unless accompanied by an adult (*18 or older*). Children in diapers will not be permitted in the pool unless they wear both a "swim" diaper and a diaper cover. Children's diapers and clothes must be changed in the changing room, or a private cabana.
10. Swimmers must remove all hairpins, curlers, etc. Swimmers should shower before entering the pool if necessary, i.e., after workout.
11. Audio equipment (tape players, radios, etc.) will be permitted only if used with headphones.
12. No rafts or other inflatable objects may be used when the pool is crowded (10 people or more in the water).
13. No pets or smoking are permitted in the pool area.
14. Please do not sit or rest near handrail or ladders.
15. The safety line may be unhooked 15 minutes prior to each hour if anyone wants to lap swim each day, except on Holidays, by the Lifeguard on duty. Per the Board of Health when the safety line is down, no one, other than lap swimmers, is allowed in the water.
16. Pool temperature will be set at 85 degrees and shall not be changed without written approval from the Pool Committee. This temperature is approximate; the heater will be set to turn off at 85. The weather / sun may cause the temperature to fluctuate a couple of degrees either way.
17. Clear access to cabanas must be maintained at all times for owners to ingress and egress.
18. Sitting or lying on a towel placed on the furniture is strongly recommended.
19. No one feeling ill may use the facility. This includes if you have a cough, fever, sore throat, eye infection, or a loss or diminishing sense of smell or taste.

Please be reminded the lifeguard's main responsibility is watching people in the pool; not cleaning, starting grills, etc. The lifeguard is responsible for the instruction and enforcement of these rules and will give two warnings prior to asking the person to leave for the day.

Social and Education Committee Events in May/June 2025



Monday, May 19th at 7:00 pm
in the Hermitage Room
Anita Ellis
Retired Deputy Director of Curatorial Affairs
at the Cincinnati Art Museum
"Rookwood and the American Indian"



Sunday, May 25th at 4:00 pm in the Regency Lobby

Michael Chertock Piano Trio

Antonin Dvořák: Trio No. 4 in E Minor, Op. 90 "Dumky"

Johannes Brahms: Trio No. 1 in B Major. Op. 8



Michael Chertock
Piano



Stacey Woolley
Violin



Daniel Kaler
Cello

Sunday, June 22nd at 4:00 pm in the Regency Lobby

The Phil DeGreg Trio

Jazz Trio



Phil DeGreg
Piano



Aaron Jacobs
Bass



John Taylor
Drums

The Social and Education committee would like to give a special "thank you" to the following residents for providing the delicious sweets at the March/April events: Joellen Spitz, Kathy Richardson, Dr. Carol Caperelli, Kathy Tamarkin and Georgia Moore



STORMY WEATHER

The Regency will follow the City of Cincinnati's inclement weather policy which is: The pool will be cleared out at the first sounding of thunder or the first sighting of lightning.

Patrons will not be allowed to re-enter the pool until at least 30 minutes after these signs have passed.



TORNADO PROCEDURE

With the onset of summer and the very unstable weather patterns we have experienced, we need to be aware of the possibility of tornados. 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 and has a number of glass walls.

For the same reasons, **DO NOT CALL THE OFFICE OR FRONT DESK.**

Square owners go to a lower level bathroom if you have one.

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.

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, valuable, or **large in size**, please arrange to be home to accept it.



Bike Owners: We have 10 bikes in the garage without any identification on them. If this could be your bike, please get a sticker from the office or some ID with unit number, name & date as soon as possible. We know it's not abandoned and subject to donation. Anyone wishing to donate their bike(s), The Regency will donate to an organization that fixes up old bikes for those less fortunate.



Leak Alerts

Leak Alerts are available to alert you of a water leak. They are a self-contained battery-powered unit that can help mitigate serious water damage in your home by sending email alerts when it comes in direct water contact. It also sounds a loud alarm and flashes red LED lights, alerting you to a potential water leak. They cost approximately \$25 each unit.

Some water detector features:

- Wi-Fi connectivity – No hub required
- Email, visual, and audio alerts
- In the event of a flood, unit will float and continue to sound alarm until battery is depleted
- Low battery indicator for optimum safety and performance
- Ability to check for, and update, software revisions
- Loud alarm (105 dB) sounds for up to 8 hours
- Fully automatic operation — no wiring required

Place it anywhere the potential for flooding or leaking exists:

- Near water heaters in the Square
- Under sinks
- Near washing machines
- Near dishwashers and refrigerators
- Near plumbing and toilets

More information is available on the internet



The **Regency Maintenance Staff** is here to maintain and preserve equipment within the building. We are also available, unlike any other condo we know of, to do repairs within the residential areas, which can vary upon different needs. If however, the job is out of the scope of our expertise, we will gladly supply you with an alternative repair source.

The following is a list of some of the jobs we offer that are available to you.

- Repairing and replacing minor appliances.
- Cleaning out from under your refrigerator (which can assist in energy savings and improve performance of the appliance) is suggested to be done twice a year.
- Hanging of art work and other items.
- Plumbing repairs and replacement, such as drains and fixtures.
- Installing (hookup) of electronic equipment (stereo, DVD players, computers, TV and HDTV).
- Hanging and installing light fixtures, dimmer controls, switches and electrical outlets.
- Repairing lamps and installing light bulbs, in those hard to reach places.
- Cleaning and servicing humidifiers (yearly as recommended).
- Hanging and installing window treatments.
- Caulking and sealing countertops and tile.
- Turning and rotating mattresses.

These and many other services are available by maintenance staff at \$50.00 hourly with a minimum of 15 minutes charge. If you have questions as to what can be done, or any other questions regarding service, please feel free to contact the maintenance department through the office at **513-871-0100**.

Don't Flush This!

When you use your toilet, shower, washing machine or dishwasher, waste water leaves your home through pipes that connect to the city's sewer system. Putting the wrong things down the drain can damage the sewer system, cause sewer backups in your home or your neighbor's home, and sewer releases to the environment. Anyone who uses the sewer system should be responsible for what they flush or pour down drains. When problems occur from residents misusing the sewer system, it hurts the whole community with extra costs to hire a plumber and clean up. Needless to say, the mess is not desired by anyone. This problem can be greatly improved or even eliminated if everyone is considerate and just remembers to "think before you flush".

The following is a list of things you should never flush down a toilet:

Disposable diapers	Disposable wipes	Tampons
Mini or maxi pads	Cotton balls and swabs	Condoms
Dental Floss	Cleaning wipes of any kind	Facial tissue
Grout or Drywall mud	Bandages and bandage wrappings	

Trash Chute Reminders

1. The chute on each floor is to be used for bagged disposables.
2. No cans, bottles, or other trash should be deposited **before 9:00 a.m. or after 10:00 p.m.** because of noise! Your neighbors will appreciate it.
3. Bag all trash.
4. Please close the trash chute to keep odors out of the halls!
5. All empty boxes should be placed in the service elevator room, not in the trash room!

Recycling in the Square:

We offer blue recycling bags that Rumpke will accept when filled with recyclables (no plastic bags in them). These bags can be purchased through the office at 10 for \$20. You can fill the bags with mixed cans, plastic bottles, small cardboard boxes and paper. We will pick up the bags daily when we pick up the trash.



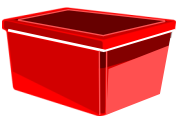
Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

If you wish, you may still bring your recyclables to the dock or in the garage and put them in the green/brown 95 gallon totes, at no cost.

Recycling in the Tower:

We arranged with the city of Cincinnati Recycling to recycle newspapers, glass, aluminum and plastic.

The **RED** recycling bins are for **PAPER ONLY**: newspaper, magazines, flattened cardboard, mixed office paper and envelopes, paperboard (cereal boxes), pizza boxes free of food debris and grease, telephone books and catalogs.



The recycling containers/totes located in the basement are for rinsed glass bottles, aluminum cans and recyclable plastic containers (such as milk containers). The large 4 yard dumpster on the dock is for broken down boxes only. **Thank you for your cooperation in this matter!**



Regency 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.

Side Note:

The Regency is pleased to valet owners, guests and those who partake in the Preferred Parking option. Please help us help you by giving us 15 minutes to get your car. This time is needed should the valets be assisting others or delivering the 100+ packages that come in throughout the day as well as keeping the lane free of arrivals, so as not to block the "Fire Lane".



Abandoned/Stored Vehicles

If your vehicle is considered abandoned (if it doesn't run or have valid plates), please have it removed from the property, per Regency Rules and Regulations.

Should you wish to donate your vehicle, the following are companies that will pick it up for you: All State car donation 800-427-2535, Good Will Auto 612-5980, Volunteers of America 381-1954. If you are trying to sell the vehicle, you can give us the details and we will pass it along.

Should you fail to comply with our rules, the vehicle will be towed at the owner's expense by Mike Kaeser's Towing (513) 451-1856. Thank you for your cooperation in this matter.



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

FYI: 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 for Valet assistance.



UNITS FOR SALE TOWER

Unit 508 2 BRDM / Unit 1710 3 BDRM
SQUARE
2320 Dana Avenue

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**.

WELCOME

We are pleased to welcome **Robert & Diana Mathes** in **204**, **Drew & Nancy Linck** in **805**, **Tracy Everhart** in **909**, **Don & Ann Brown** in **1607**, and **Margaret Lawson** in **1901**. Please extend a warm welcome to our new Regency residents!



The Regency **Book Club** meets on the last Monday of each month at 4 in the afternoon. We read a wide variety of books and genres. Members of the club suggest the books and lead the discussion for the book they recommend. We would be happy to have you join us. If you are interested in learning more, please call Melanie Onnen 513-679-0464 or email onnenmk@cinci.rr.com.

Save The Date: Social Committee Summer Pool Party
Sunday, July 13th. More details in the next newsletter.

GENERAL OFFICE SERVICES:

It is our pleasure here in the office to aid you any way we possibly can. We gladly copy papers, weigh and meter mail, receive packages and make sure UPS/FedEx/USPS/Amazon takes your properly labeled packages, send and receive faxes, make change, sell quarter rolls, cash small checks (up to \$50), take work orders, distribute "R" stickers for your car, update new phone numbers and email addresses, note vacation dates for arrangements, and scheduling the service elevator. Most of our services are free and done with a smile. Some, however, come with a price. **Payment is due at the time of service.**

All incoming faxes: \$1.00 for 1-5 pages, and \$.50 for each additional page

Outgoing local faxes: \$1.00 for 1-5 pages, and \$.50 for each additional page

Outgoing long distance faxes: \$2.00 for 1-5 pages, and \$1.00 for each additional page

Black and White Copies: \$.10 each

Copies of information from internet: \$.10 per page

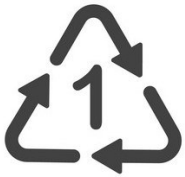


New Recycling Opportunity



As you may know, the #1 plastics used to package berries and other food products *can-not* be recycled with the other Rumpke recycling and end up in the landfill. However, these #1 plastics *are* recyclable at the Cincinnati Recycle & Reuse Hub. Regency resident, Bonnie Peterson, has spearheaded the effort to make recycling these #1 plastic containers easy for our Regency community. Here's how to take advantage of this new recycling opportunity:

- Accepted plastic containers will have a **triangle with a number "1" inside** and be **clear** (no color, no opaque), e.g. containers for greens, berries, tomatoes.
- No bottles, jugs, jars, or cups (these go in the Rumpke recycling on the dock).
- Empty containers need to be **clean & dry** (to avoid attracting critters).



Take your **clean, dry number "1" plastic containers** to the **parking garage**; go to the basement, straight out the elevator doors to the wall, turn right, go through two doors, on your right will be a 55-gallon cardboard drum marked for #1 plastics only.

If you have questions about this new opportunity to make a difference, please contact any of the Green Team: Recycle Squad members listed below. *"Little by little, a little becomes a lot"* – Tanzanian proverb.

Pat Timm - 513-378-8871

Martha Conway - 513-225-0499

Bonnie Peterson - 513-304-5693

Linda Bramlage - 817-805-0251



On Mondays this summer, the food trucks are back!

The vendors and their menus will be announced a week before their arrival. Below are the dates and times:

June 9	11am-1:30pm	June 23	4:15pm-7pm
July 7	11am-1:30pm	July 14	4:15pm-7pm
August 11	11am-1:30pm	August 25	4:15pm-7pm
September 8	11am-1:30pm	September 15	4:15pm-7pm

Show your support for these vendors and their delicious food!

REGENCY CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

Monday, April 21st, 2025 at 4:00 pm in the Hermitage room

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Greengus, Mr. Conway,
Mr. Woodward, Mr. Lawson (on the phone), 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 March 17th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 4/10/25.
 - i. 2 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report.
 - i. In addition to 3 trees on order, we have also approved flowers around the trees and a large limb removal in the gully.
 - ii. John Partin is back part time to work on clearing condensation drains in the Tower.
 - iii. BBQ grill has been put outside the pool fence for owners use.
 - iv. Waste caddy to assist employees pulling compactor dumpster has been ordered.
 - v. Termite inspection was completed in the Square and pool area. No activity found.

(End of consent agenda)

III. Election of Officers for 2025-26:

President: Dan Ledford

Treasurer: Bill Woodward

Vice-President: Linda Bramlage

Member-at-Large: Lesha Greengus

Secretary: Jim Conway

Member-at-Large: Ivan Tamarkin

Asst. Secretary: Jerry Lawson

IV. Approval of the 2024 year end P&L with Auditors' adjustments. (5 approved, 1 abstained, and 1 not present).

- Review of the January-March Combined P&L raised some questions about how that report reflected the budget. Even though the monthly budget reflects the actuals, the yearly budget has not changed.

Continued on the next page

V. Manager's Update:

- A. Flood Update: Duke Energy's electric shutdown in the Tower went well, lasting only 45 minutes. There may be 30 minute shutdown at a later date, to make another necessary connection. Still waiting for pressure testing and fencing around the generator.
- B. Units for Sale and rentals as of 4/18/25
 - i. 2 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
- C. We have extended our lease with the EV charging station company for 10 years.
- D. We have updated our current accounting software to allow for electronic payments to most of our vendors. This will save a lot of Kevin's time, currently spent cutting checks and mailing paper checks. It will also streamline data transfer to the auditor. A Board member will still need to approve any checks over \$2500.
- E. Pool committee will need to meet with G.M. in April on order to get approved rules out to owners in the May newsletter. Pool area will be open for sunbathing and working in cabanas on Monday, May 24th. Pool party TBD.
- F. 3 of 4 trees have been replaced: by the flagpole, Dana entrance and Lot 1, right of awning. The 4th is now at the landscapers and will be installed soon.

VI. Decision items:

- A. Management is working with the police, owners and Trustees on condo sale and Domestic issues.
- B. Still looking at the cost to repair the concrete pad in the dog area. Bill Woodward has recommended a company for the project. Jim Schafer will reach out to discuss options.

VII. New Business

VIII. Next Board Meeting – Monday, May 19th at 4:00 pm in the Hermitage room.

IX. Adjournment

X. Executive session—Succession plan.