

MAY

Regency Condos

May 2026

Newsletter

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Letter to the residents from the Board President

On April 20, 2026, the Board met for the first time since election of new Board members at the March Annual meeting. Each year, the Board elects new officers who remain in office for one year. This year the Board officers are: Dan Ledford, President; Linda Bramlage, Vice-President; Barbara Myers, Treasurer; Jim Conway, Secretary; Bill Woodward, Asst. Treasurer; Ivan Tamarkin and Rabbi Abie Ingber, Members at Large.

The Board reviewed the draft calendar of events for the replacement of the General Manager. Some possible changes were discussed, but no final decisions were made. The Board will continue to review the process and will keep you updated on any changes. This is the current draft calendar:

January thru March 2027 Job descriptions and personnel are finalized in preparation for search.

April and May 2027 GM candidate profile is developed (Board to determine process)

May and June 2027 Mr. Schafer and Board identify possible candidates

July 1st 2027 GM job is posted and advertised

Late August into September Candidate interviews (Board to determine process)

October 1st 2027 New GM is named

November 1st 2027 New GM on site working with Mr. Schafer full time

January 1st 2028 New GM in place

January thru March 2028 Mr. Schafer contracted for consulting on as needed basis

Dan Ledford
Board President

MAY



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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: 513-871-000
Office Fax: 513-871-5804
Valet Phone: 513-871-6370
Valet Text: 513-200-4219
Spectrum TV: 833-697-7328



POOL OPENING
Saturday, May 23rd
11am-9pm

SQUARE RESIDENT 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.

Starting the 2nd week in June

Water Aerobics 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



TUESDAYS

with FitBodiesInc since 1999 and CPR certified. Call Bonnie Peterson at 513-304-5693 for more information. **\$15 per class.**



The 28th
Cincinnati
Flying Pig
Marathon

Sunday, May 3rd, starting at 6:30 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, after 7 a.m. 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. **Parking will be restricted starting Saturday, May 2nd at 11 p.m.** For complete information including driving directions, maps, please visit www.flyingpigmarathon.com

MOTHER'S DAY

Sunday, May 10th



Happy Mother's Day!



MEMORIAL DAY

Monday, May 25th

In remembrance and gratitude.

The general office and maintenance dept. will be closed.

SWIMMING POOL RULES AND REGULATIONS

POOL HOURS: SATURDAY, 5/23/26 – MONDAY 9/7/26 11:00 AM – 9:00 PM

TUESDAY, 9/8/26 – SUNDAY 9/20/26 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 babysitter. 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.



Hello Regency Residents,

First, for people who may not know about our vegetable garden, located in the pool area near the playground. here's a little history. About 5 years ago, a former Regency resident Cindy Starr, started the garden with a donation of one raised bed. A small group formed to maintain and expand it, adding two more beds. Most recently, residents Marilyn Wander and Yale Siedner were the most avid stewards; in 2024, Nina Johns Castro joined us, and Marilyn Richey in 2025. Over the years our approach has been, "All are welcome to take some, and to leave some for others".

After a very bumpy Winter and a roller coaster ride of temperatures in early Spring, we're being cautious with our Spring planting. But, because the condo needed to remove one tree, and to trim another (Thank you, Claude!), it might allow for more sunlight and better harvests overall, because there has been a lack of appropriate sunlight in the area.

Our garden currently has three beds, including a small one primarily for herbs. We typically include some new cultivars which may do well, if unpredictable weather is not cooperative. We also chose a wide range of plants for variety, but this year we will be focusing on favorites from past seasons, as follows:

These may be the Spring planting starts: Loose leaf lettuce, baby spinach, snow peas.

From our past experience with Summer we know what's been popular and will expect to plant:

HERBS: Basil, rosemary, thyme, oregano, flat leaf parsley and chives.

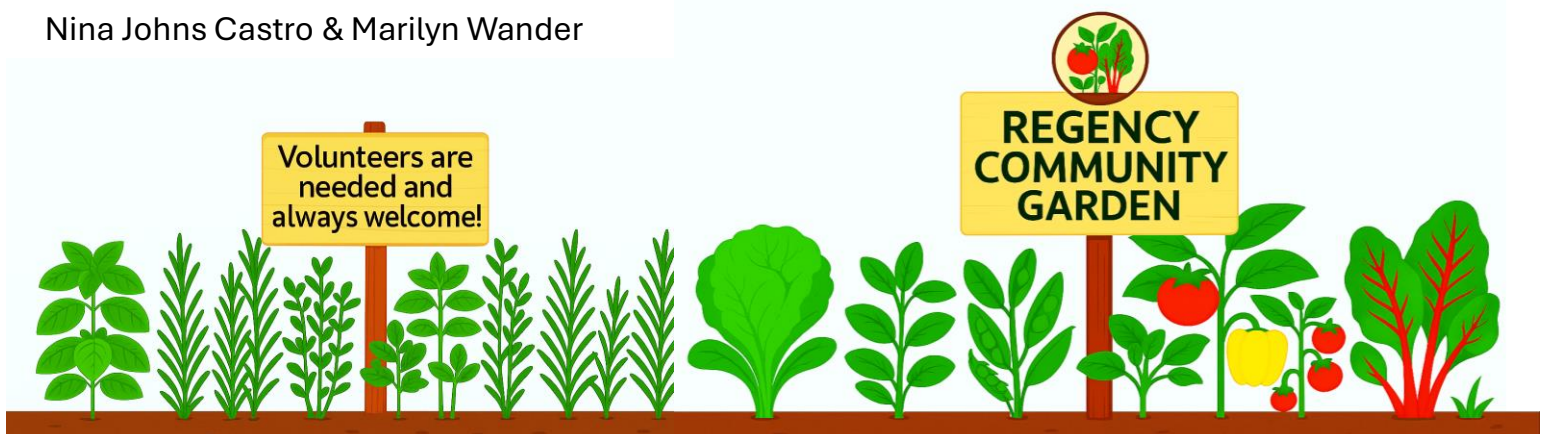
VEG: Two varieties of tomatoes, cherry tomatoes, sweet peppers, Swiss Chard, (very hardy and abundant).

This garden is meant to be a Community Project so:

- 1) Volunteers are needed and always welcome! If you are interested, email Marilyn Wander at mrwander001@gmail.com.
- 2) If you want to donate a plant or have a suggestion for a plant, email Nina Castro at johcastrcatch@gmail.com

Looking forward to a summer of happy gardening! We've found that it's always exciting and fun to see what happens.

Nina Johns Castro & Marilyn Wander





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.”

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.

Monday, May 11th at 7pm—Hermitage room

Jason Kalman



*“The Dead Sea Scrolls”
What They Are and
What They Have to Do
with Cincinnati*



Sunday, May 24th at 7pm—Regency Lobby

Michael Chertock Quartet

*Mozart Piano Quartet in G Minor
Dvorak Piano Quartet in E Flat Major*



Michael Chertock
Piano



Leslie Dragan
Viola



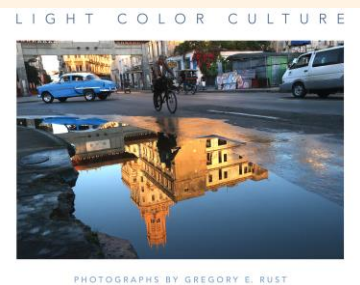
Tom Guth
Cello



Stacey Woolley
Violin

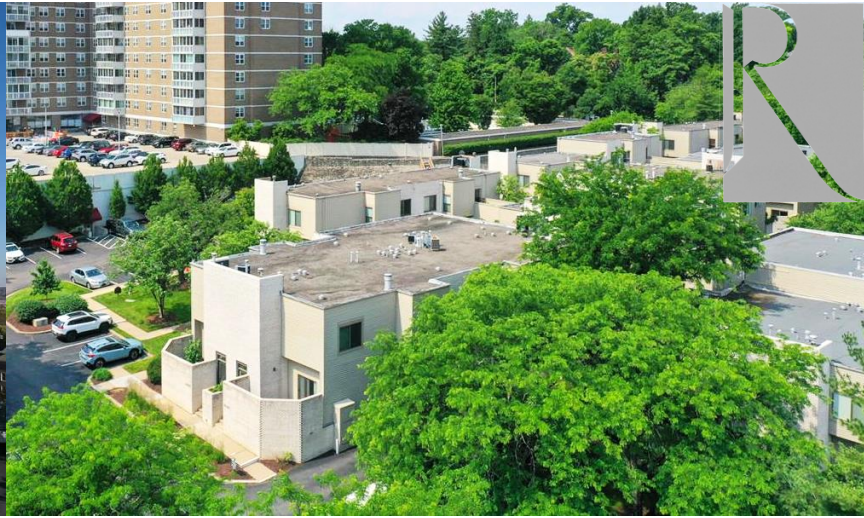
Monday, June 8th at 7pm—Hermitage room

Gregory Rust, Photographer



“Light Color Culture”





Units for Sale

Tower

Unit 202A	2 BDRM
Unit 408	2 BDRM
Unit 1410	2 BDRM
Unit 2002	3 BDRM

Square

2334 Dana	2 BDRM
2388 Dana	3 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

WELCOME

We are pleased to welcome Irwin Diehl in **607** and in the Square, Cathy John in **2312 Dana**. Please extend a warm welcome to our new Regency Resident!

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.



Food Delivery

When ordering from Kroger or a similar delivery service, please insist that they go to **Lot #2, NOT THROUGH THE FRONT DOOR.**

We will not be allowing trucks to deliver at the front entrance. They will be instructed to go to Lot #2. The only exception will be after 8pm, when the Lot #2 outside door is locked.

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 THE FRONT DESK.**

Square residents: Go to the lower level bathroom if you have one, otherwise, go to the upper level bathroom.

Regency Parking Policy Reminder

The Board approved 8/97 the motion to institute the new parking policy:

Parking. No part of the Common or Limited Common Areas and Facilities other than the Garage shall be used for parking of any **unlicensed automobiles**, any trailer, mobile home, automobile trailer, campcar, camper, boat, or any vehicle, whether or not self-propelled, constructed or existing in such manner as would permit the use and occupancy thereof for human habitation, for storage, or the conveyance of machinery, tools or equipment whether resting on wheels, jacks, tires or other foundation for more than 72 consecutive hours. The work "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as the automobile vehicle by a family member occupying one of said Units.

The following sentence was added as an addendum to the policy on 12/21/15; All vehicles must be operable and road-worthy.

Vehicles whether owned by a Unit Owner or not, parked in violation of any part of this Declaration or in violation of any rules or regulations, may be towed away and stored at the Owner's risk and expense. Any variation of the policy must be pre-approved by the Manager in writing.

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 Kaesers Towing (513) 451-1856. Thank you for your cooperation in this matter.

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.



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 Reminder:

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 orange 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!**



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
- Loud alarm (105 dB) sounds for up to 8 hours
- Email, visual, and audio alerts
- Fully automatic operation — no wiring required
- 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

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**.

Quick Tip: Battery Disposal in Cincinnati


Please do not place batteries in trash or recycling bins—they can cause fires.

Lithium-ion batteries (phones, laptops, tools):

Drop off for free at the Cincinnati Recycling & Reuse Hub or participating local fire stations.

Household batteries (AA, AAA, C, D):

Recycling is strongly encouraged—many local drop-off options are available.

 **Safety tip:** Tape battery terminals or place batteries in separate bags before drop-off.

Safe disposal protects residents, employees, and sanitation workers. Thank you for helping keep our community safe and sustainable!

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



We are now offering a safe and proper option for needle disposal. A designated disposal container is available in the basement, located on the table next to the shredding container. Please help us maintain a safe environment by using this container for needle disposal.

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

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.

**FOOD
TRUCKS
ARE
BACK!**



June 8: Lunch 11 am - 2 pm **Texas Joe**, Tex-Mex

June 22: Dinner 4 pm-7 pm **Black Bear Pizza** (formerly Rapid Fired Pizza)

July 6: Lunch 11 am - 2 pm **Folks 'n Motion**, American

July 20: Dinner 4 pm-7 pm **Antliz BBQ** (requires pre-orders, deadline of 7/15)

August 10: Lunch 11 am - 2 pm **MF Food Truck**, Gourmet Comfort Food

August 24: Dinner 4 pm-7 pm **We Do BBQ**, all things BBQ

September 14: Lunch 11 am - 2 pm **Fosters Foodies**, "Fried and Loaded"

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.



Federal Pacific Electric Panels Update

*The Regency Board and Management would like to thank the many owners who have switched out the original Federal Pacific Electric Panels (FPE). For those who have not done so yet (**Tower: 21, Square: 15**), we strongly recommend you take into consideration the letter below and have a new panel installed. Thank you.*

When The Regency Tower and Square units were built (1968 and 1974, respectively), Federal Pacific Electric Panels (fuse/breaker-box) were installed in each unit. Over the years many owners have replaced the FPE Panels with newer models. Because the FPE “Stab-Lok” breakers have had a history of failing to trip or jamming, there is a possibility that when a circuit is overloaded, the breakers may fail to provide proper fire protection. The companies that used the FPE breakers have gone out of business and the FPE breakers are no longer made. There are many articles on the internet detailing the history of the FPE breakers if you would like to have more information.

The building and electric codes in Cincinnati do not require that the FPE Panels be replaced, but the Underwriters Laboratories (UL) pulled its endorsement and many electric inspectors and insurance carriers across the country suggest that FPE boxes be replaced. Replacement of an FPE Panel often comes up when an outside inspection is done in connection with the sale of a unit in The Regency and would likely come up when your unit is sold.

The Regency Board of Directors has recently reviewed the information and history of the FPE Panels. For your peace of mind and safety and that of your neighbors, we are asking you to seriously consider changing out your FPE Panel sooner than later.

Under the Regency Documents, the replacement costs are the owners’ responsibility. Below is a list of licensed electricians who have replaced boxes in both the Tower and Square. Of course, there are other electricians who can also do the work. Costs can range from \$800 up depending on where the new box needs to be placed to meet current codes, what, if any, additional updated electric work needs to be done in the unit, and existing electric load to the box. An electrician will need to look at each unit prior to giving an estimate.

Please don’t hesitate to call Jim Schafer if you have any questions or if our records are incorrect and your FPE has been switched out.

Please let us know once you have changed out the FPE.



List of Electricians:

Cooper Electric – 513-271-5000
 Mike Wood, Dave McGrath
 Curry Electric – 513-528-5454
 David Tate – 513-235-3739
 Frey Electric – 513-385-0700
 Kurnick Electric – 513-519-2699
 Nabi Electric – 513-271-5511
 Lipps Electric – 513-471-7023, Ron Lipps

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, April 20th, 2026, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mr. Conway,
Mr. Woodward, Mr. Tamarkin, Rabbi Ingber and G.M., Mr. Schafer.*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Board unanimously approved the Board Officers for 2026-2027:

<i>President:</i> Dan Ledford	<i>Secretary:</i> Jim Conway
<i>Vice President:</i> Linda Bramlage	<i>Asst. Secretary:</i> Bill Woodward
<i>Treasurer:</i> Barbara Myers	<i>Member at Large:</i> Ivan Tamarkin
<i>Member at Large:</i> Rabbi Abie Ingber	
- III. Approved April *Consent Agenda* (consisting of items below):
 - A. The March 16th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (4/10/26)
 - i. 2 in the Tower. 8 are rented.
 - ii. Ø in the Square. 8 are rented.
 - C. Manager's Report
 - i. We will need 2 more elevator shutdowns for the elevators and emergency generator to get up to Building codes. Details to follow.
 - ii. Manager succession plan was sent to the Board on 4/9/26 for further discussion on 4/20/26.
 - iii. Owner in the 06 stack paid 100% of loss due to sink being left on.
 - iv. Cabana roof will be changed to black, no charge to Association.
 - v. Manager getting bids to replace roof at 2278→2306 and 2346→2354.
 - vi. Board was given summary of 2025 Electric & Gas Usage. Overall, we used 52.5% less electric in 2025 than in 2000 and 25% less gas. Despite less consumption, the increase in cost in electric rates has caused an increase of spending by \$1912. In the 24 years since the installation of the systems, we have saved \$1,589,326.

(End of Consent Agenda)
- IV. Board approved the 2025 Year End P&L reconciled with the 2025 Audit.
 - A. Tower.
 1. Income is over budget \$2,143.
 2. Expenses were over budget \$23,433.
 3. Actual Operating Income is \$53,468 over Actual Expenses.

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B. Square

1. Income is over budget \$1,216.
2. Expenses were over budget \$31,397.
3. Actual Operating Income is \$24,058 under Actual Expenses.

Board reviewed the January-March P&L.

V. Manager's Report

- A. Manager will get the signature cards updated and look into opening new account for the Square Reserve account.
- B. Units for sale and rentals. (4/17/26)
 - i. 3 in the Tower. 8 are rented.
 - ii. Ø in the Square. 8 are rented.
- C. Management apologizes for the mix up in the Annual Meeting Zoom link. The Reminder email inadvertently had the "test" link instead of the original link.
- D. Committee list will be updated for the May meeting.
- E. The Pool area is open for grilling. Chairs will be set out and water turned on by April 25, 2026.

VI. Discussion items:

- A. Board agreed to push/promote and make available flu shots and vaccinations for staff but not require them.

VII. Decision item – Board heard complaint on cigarette smoke in the halls and read explanation from owner accepting responsibility. The Board has agreed to place the fine/assessment on hold, contingent upon there being no further issues.

VIII. New Business

IX. Next meeting – Monday, May 18th at 4:00 pm in the Hermitage room.

X. Adjournment

XI. Executive Session

Important Notice: Flushable Wipes

Despite being labeled "flushable," these wipes do not break down properly and have caused repeated plumbing blockages at The Regency. These issues have led to main pipe failures, flooding in neighboring units, and over \$40,000 charged to owners in property damage.

All residents are asked to stop using flushable wipes immediately. Please place them in the trash rather than flushing them down toilets or drains.