

**REGENCY CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**

*Monday, February 9<sup>th</sup>, 2026, at 4:00 pm in the Hermitage room.*

*Present: Mr. Ledford, Ms. Bramlage, Mr. Woodward, Mr. Conway,  
Mrs. Greengus, Mr. Lawson, Mr. Tamarkin and G.M., Mr. Schafer.*

\*Be advised, there were no meetings in December 2025 or January 2026 due to  
Holiday and illness.

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved January 19<sup>th</sup> *Consent Agenda* (consisting of items below):
  - A. The November 17<sup>th</sup> Board meeting minutes were approved via email.
  - B. Review of units for sale and rentals. (1/9/26)
    - i. 1 in the Tower. 8 are rented.
    - ii. Ø in the Square. 8 are rented.
  - C. Manager's Report
    - i. Working with electricians, Otis elevator and insurance carrier, to bring the elevators, elevator penthouse and elevator pit to code. This is required with the installation of the new generator. We are looking at insurance to pick up the cost.
    - ii. Sign on Lot #1 and orange bollard pole by garage hit by 2 separate delivery trucks.

(End of Consent Agenda)
- III. Review of the 2025 December Preliminary P&L:
  - A. YTD Tower Budget income is over \$2,143. Operating Expenses are over by \$13,588 largely due to wages and Employee welfare (PTO cash-outs and medical expenses the Association absorbs for employees who reach more of their deductible). Capital Expenses were also over by \$43,760 due to unbudgeted repairs/replacement of HVAC equipment. YTD Operating income is \$63,313 over Operating Expenses.
  - B. YTD Square Operating budget income is over \$1,216. Operating Expenses are over \$31,397 due to wages, utility, and maintenance costs. YTD operating income is \$24,838 under operating expenses.
  - C. Account Receivables in both Tower and Square look very good.
  - D. Final 2025 P&L, January and February P&L will be completed after the Audit is finished (March 13<sup>th</sup>).
- IV. Manager's Update:

- A. Cabana roof will be replaced with darker membrane at no charge, (sample on the way). Future Square roofs will be white. A \$10,000 discount will be credited on the next Square roofing job.
  - B. Units for Sale and rentals as of 1/30/26.
    - i. 1 in the Tower. 8 are rented.
    - ii. Ø in the Square. 8 are rented.
  - C. Mr. & Mrs. Greengus will be moving to the south to be with family, and Lesha will be resigning from the Board following the February meeting. We thank Mrs. Greengus for all her work on the Board and the Social Committee.
  - D. Four (4) Board seats are open for the election in March. Linda Bramlage, Jim Conway, and Ivan Tamarkin are eligible to run for another term and have decided to do so. Jerry Lawson will not run again, and Barbara Myers has submitted her application by the deadline. The Board has appointed Rabbi Abie Ingber to finish out Mrs. Greengus' term through March of 2027.
  - E. Manager looking into car damage done in the parking lot by outside contractor.
  - F. Recycling of #1 plastic (clamshell containers) has been going well and will be open to the entire community. The Green Team will put out a notice, and the Association will absorb additional cost in recycling budget.
- V.** Discussion items:
- A. Owner would like smoking area in lot #2 to move further away from the building. Manager will purchase a standalone ashtray and place it out further into the parking lot.
  - B. Manager looking into a policy requiring flu shots and vaccinations for staff.
  - C. Owner would like reimbursement for pre-ownership carpenter Ant treatment. The Board feels it should have been the previous owner's responsibility but will allow Manager to work with the new owner.
  - D. Employee Covid vaccine policy has been updated.
- VI.** Decision item
- VII.** New Business
- VIII.** Next meeting – Monday, March 16<sup>th</sup> at 4:00 pm in the Hermitage room.
- IX.** Adjournment
- X.** Executive Session