

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

*Monday, March 16<sup>th</sup>, 2026, at 4:00 pm in the Hermitage room.*

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

- I. Called to order at 4:00 pm by President, Dan Ledford. Welcomed to the Board, Rabbi Abie Ingber, who was appointed by the Board, to replace Mrs. Greengus until the end of her term in March 2027.
- II. Approved February 8<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. (3/6/26)
    - i. 3 in the Tower. 8 are rented.
    - ii. 1 in the Square. 8 are rented.
  - C. Manager's Report
    - i. The \$131,000 cost of bringing the elevators and emergency generator up to code is covered by the original "Flood" insurance claim. Work is continuing.
    - ii. Manager received Mrs. Greengus' notice of resignation from the Board effective 2/10/26. It was a pleasure serving with her on the Board and as chair of the Social & Education committee.
    - iii. Annual Meeting is Thursday, March 26<sup>th</sup> at 7:00 pm.
    - iv. Manager's succession plan will be reviewed at the April Board meeting with the new Board and new officers.
    - v. Cigarette butt container has been moved away from the building. The owner that requested the move is thankful and will monitor the situation.
    - vi. Board received a copy of the electric car charger quarterly report: FYI, 2025 brought in \$69.52; no expenses absorbed by the Association.  
(End of Consent Agenda)
- III. The Independent Auditor's Report for calendar year ending 12/31/2025 performed by Locey, Mitchell & Associates CPAs has been received stating that the financial statements of the Regency Condominium Owner's Association represent fairly, in all material aspects, our financial position. The results of the Association operations and cash flows were reviewed in accordance with generally accepted U.S. accounting principles. The Total Fund Balance (Net Worth) for the Association increased by \$285,957.00 for the year. In addition,

the Association's cash position remains strong at \$1,045,225.00. 2025 Audit was approved by the Board.

- IV. Manager's Update:**
  - A. Cabana roof will be replaced at no charge; waiting on darker sample. Future Square roofs will be white. \$10,000 discount will be implemented on next job.
  - B. Units for Sale and rentals as of 3/13/26.
    - i. 5 in the Tower. 8 are rented.
    - ii. 1 in the Square. 8 are rented.
  - C. We have 72 of the 87 ballots needed for the Board election quorum.
  - D. After months of delay, the garage door that was hit by a resident's vehicle has been repaired and is up and running.
- V. Discussion items:**
  - A. Jim Conway updated Board on hall redecoration project due for 2027. Board requested additional information for potential designs/materials for budgeting in phases before presenting them to long term planning and budget committees.
  - B. Board/Manager is still investigating a policy that could require flu shots and vaccinations for staff.
- VI. Decision item – Board made a unanimous motion on their vote should they be asked to be a proxy in the upcoming Board election.**
- VII. New Business**
- VIII. Next meeting – Annual Meeting on Thursday, March 26<sup>th</sup> at 7:00 pm followed by Monday, April 20<sup>th</sup> at 4:00 pm in the Hermitage room.**
- IX. Adjournment**
- X. Executive Session**