

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

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

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

- I. Called to order at 4:05 pm by President, Dan Ledford.
- II. Board unanimously approved the Board Officers for 2026-2027:
President: Dan Ledford Secretary: Jim Conway
Vice President: Linda Bramlage Asst. Secretary: Bill Woodward
Treasurer: Barbara Myers Member at Large: Ivan Tamarkin
Member at Large: 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.
 - 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 Update:

- 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 as of 4/17/26.
 - i. 3 in the Tower. 8 are rented.
 - ii. 0 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