

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, May 18th, 2026, at 4:00 pm in the Hermitage room.

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

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Linda Bramlage approved the *Consent Agenda*, seconded by Bill Woodward (consisting of items below):
 - A. The April 20th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (5/8/26)
 - i. 2 in the Tower. 8 are rented.
 - ii. 2 in the Square. 8 are rented.
 - C. Manager's Report
 - i. Elevator testing went well. Still waiting for Fire and Building departments for sign off.
 - ii. Owner who repeatedly parks in EV spot was given warning letter.
 - iii. Owners should be reminded, "The Regency Rules & Regulations allows small seasonal decorations on the exterior corridors but nothing on the walls, door molding or the floors. (Please see below the excerpt from "Unit Entrances and Signs")"

Unit Entrances – Small Decorations may be placed on exterior of corridor doors. Seasonal decorations may be used on the doors for the length of that season, but nothing may be placed on the adjacent walls or floors! See "signs" for further regulations on door signs. Keep unit corridor doors closed; do not leave open to vent cooking odors. This is a fire safety regulation.

The Board reserves the discretion to remove or have owners remove any signs or decorations that are offensive, inappropriate or inconsistent with these rules.

Signs – No sign, advertisement, poster, circular notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of any Common Elements, including without limitations, unit doors, except: (1) signs less than 20 sq. inches in size, created in a professional manner with appropriate language for a functional purpose (2) signs

approved by the Board which are placed on the Common Elements to limit or otherwise regulate the use of the Common Elements; (3) street identification signs; (4) directional signs approved by the Board; and (5) any other sign, including signs relating to the Commercial Units, approved by the Board in writing. No person may hang, place, display, or attach any sign, picture, advertisement or other visual display on the walls of any building or other improvement except the Interior Walls of a Unit without the prior written approval of the Board. There are to be no For Sale signs outside the Regency. Prospective buyers must be escorted to the unit that is for sale.

The Board reserves the discretion to remove or have owners remove any signs or decorations that are offensive, inappropriate or inconsistent with these rules.”.

(End of Consent Agenda)

- III. Review of April P&L statements:
 - A. Prior to the meeting Barbara requested clarification on “contract liability” and “owner’s equity”. That will be postponed until another meeting when both she and Jim Schafer can be present.
 - B. Receivables: Nothing of note.
- IV. Discussion items:
 - A. Board approved Annual Meeting Minutes.
 - B. 5/17/26 Committee Roster was approved.
- V. Decision item
- VI. New Business
- VII. Next meeting – Monday, June 29th at 4:00 pm in the Hermitage room.
- VIII. Adjournment
- IX. Executive Session