

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, August 17th, 2026, at 4:00 pm in the Hermitage room.

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

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. The *Consent Agenda* was approved (consisting of items below):
 - A. The June 29th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (8/7/26)
 - i. 4 in the Tower. 8 are rented.
 - ii. 1 in the Square. 8 are rented.
 - C. Manager's Report
 - i. On July 17, 2026, the Board unanimously approved an Administrative Resolution clarifying insurance repair responsibilities, coverages, and deductibles. Owners were notified through text messages, email, and a notice included in the August Association newsletter. Residents without internet access received a printed copy delivered to their door. The full policy was also posted on the Regency website.
 - ii. On July 30, 2026, the Board unanimously approved increasing all Association insurance deductibles to \$100,000, aligning them with the current water damage deductible.
 - iii. Hyde Park is continuing to recover from the historic rainfall event. Three units in the Square sustained damage: two units incurred estimated damages of \$4,000 to \$5,000 each, while a third unit experienced approximately \$1,000 in damage.
 - iv. Installation of the second roof in the Square is progressing and is expected to be completed during the second week of August.
 - v. The company that originally installed the EV charging stations has been acquired by another company. The new company is evaluating the implementation of an "idling fee" for vehicles that remain connected after charging is complete, to improve charger availability and usage efficiency.
 - vi. Management has hired Association Reserve to do a reserve study for The Regency. They did their initial walkthrough of the property and their report will contain:
 - Component list of assets
 - Reserve Fund Strength

- Reserve Funding Plan
- Met requirements of Lending Institutions

All needed for the 20 year plan and Management transition.

- vii. The insurance carrier for the unit owner responsible for flushing wipes that caused toilet blockage and subsequent damage to condos has paid a claim totaling \$33,000. This incident serves as an important reminder to all residents: Do not flush wipes, including those labeled "flushable," down toilets. Proper disposal of wipes in the trash can help prevent costly plumbing backups and property damage.

(End of Consent Agenda)

III. Review of June and July P&L statements:

- A. July monthly numbers are not as close in line with Budget as much as the year to date. Manager to look into those as well as put together a year to date update/forecast on the capital expenses.

IV. Manager's Report:

- A. Units for Sale and rentals as of 8/14/26:

- i. 3 in the Tower. 8 are rented.
- ii. 1 in the Square. 8 are rented.

V. Discussion item - none

VI. Decision item

- A. Board member replacement until 3/27. Mr. John Hinkel has been approved to replace Rabbi Ingber until March of 2027 and will be eligible to run in the next Board election. The Board thanks all others who expressed interest.

VII. New Business

VIII. Next meeting – Monday, September 28th at 4:00 pm in the Hermitage room.

IX. Adjournment

X. Executive Session