

Regency Board of Director's Meeting

September 8, 2020

Approved Minutes

The meeting was called to order at 3:05 pm.

Members Present: Via Zoom: J. Intraub, I. Bernstein, I. Goldart, M. Boehm, S. Lasser, R. Menitoff, P. Saba, Nancy Silverman, John Keith, C. Partida, Mgr.

Motion by Rita Menitoff to approve the Minutes of the June 24, 2020 Board Meeting seconded by Ira Bernstein and approved unanimously.

Motion by Ivar Goldart to approve the Minutes of the July 20th, 2020 Board Meeting seconded by Nancy Silverman and approved unanimously.

New Business:

Motion: Motion by Ira Bernstein to approve the recommendation of the construction committee to finish the first-floor terraces as specified in the written report presented at the meeting with the exception of finishing them all the same way, seconded by Nancy Silverman and approved unanimously.

Motion: Motion by Nancy Silverman to approve the recommendation of the governance committee to revise the COVID guidelines as presented during the meeting, seconded by Rita Menitoff and approved unanimously.

Motion to adjourn by Rita Menitoff seconded by John Keith: Approved.

Respectfully submitted,

Christopher Partida
Association Manager

Regency Covid-19 Unit Construction Guidelines (September 2020)

Addendum

The Corporation recognizes construction is an essential service, however in an effort to strike the right balance for the safety and comfort of all Shareholders and Residents alike, the Regency has established the following minimum guidelines:

- A. All contractors and their subcontractors shall complete a health care record once, and have their temperature checked daily by the Regency, prior to entry.
- B. All contractors and their subs shall sanitize their hands every time they enter the building.
- C. Work crews shall wear facial coverings at all times or face being asked to leave the property for non-compliance.
- D. Contractors shall limit the number of workers in the unit to no more than 3 at any given time.
- E. Contractors shall schedule all material deliveries to arrive by 10 am daily. Deliveries will not be permitted after 10 a.m.
- F. Work crews must socially distance and may not enter elevators while they are in use by Residents.
- G. All construction must be complete by November 15th or face a hard stop.
- H. The Regency has purchased an electric sprayer to perform germicidal fogging which will be used to sanitize the elevator and common areas daily.
- I. Free standing hand sanitizing dispensers have been installed at each entrance to the building which the workmen must use prior to entering the building.
- J. Management reserves the right to stop any work if contractors or any of their workers/subcontractors do not comply with regency rules.
- K. Workers must use the restroom facilities in the unit in which they are working rather than using the building's restrooms.
- L. If one member of a crew has contracted COVID, all members of the crew must leave the premises immediately and are not permitted to work until negative test results are provided to Regency Management.
- M. The workers must use the entrance closest to the unit under construction.
- N. The building reserves the right to limit the total number of work crews permitted in the building and on the same floor at any given time and work that is deemed essential will be given preference over strictly aesthetic work.

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