

# REGENCY OF PALM BEACH

## BOARD OF DIRECTORS MEETING

### MEETING MINUTES

Meeting Date/Time: July 20, 2022 Wednesday. 3 pm

Place: **Via Zoom** <https://us02web.zoom.us/j/89113727072>

- **Call to Order:** 3:10 pm EST
- **Roll Call:** Ira Bernstein, Marvin Boehm, Ivar Goldart, Steve Lasser, Rita Menitoff, Nancy Silverman, Pamela Saba,  
A quorum was determined.
- **Proof of Meeting Notice** was provided
- **Motion to Approve Minutes** of May 18, 2022. 2nd. Approved.
- **Reports:**
  - President's Report – Marvin Boehm
    - Chris Partida, our General Manager for ~2 years, has left the Regency as of June 30, 2022
    - Presentation of New Regency General Manager, Jose Feliberty.  
Jose was interviewed and selected by the BOD Search Committee (Governance Committee & President) from many applications and toured our property and projects with Pam Saba, Steve Lasser and Dani DuVall.
    - Thank you to Lynn Fisher, Regency shareholder, who has volunteered to serve as Regency Project Manager to track, coordinate and report on the many Regency projects in the works
    - Thank you to our diligent, hard working employees, Dani and Jessica, as well as James and Paul who pitched in with no Building General Manager or Maintenance Supervisor present to keep our building operating every day and in crisis situations.
  - Treasurer's Report – Ira Bernstein  
The operating Budget is responding carefully to the inflationary period we are in. Many shareholders have not yet paid their assessments. The Regency has made project commitments that rely on timely funding.
  - Sales Report – Pam Saba
    - Two 2-bedroom units are for sale
    - We have welcomed many new buyers over the past few months.
- **Committee Reports**
  - Construction Committee -Steve Lasser
    - 1.ROOF: We are waiting for roofing material delivery. Over the next 3 months, the roof will be removed, a membrane and light concrete molded surface installed. A consultant and roofing company has been engaged.
    - 2.ELEVATOR UPGRADE: Doors/mechanical operating equipment is being replaced in all 3 elevators. The interior finishes are being added to the CAC agenda for an aesthetic, cost and planning proposal.
    - 3.UNIT DOORS: 8 weeks for fabrication, (5 weeks for kitchen doors or 6-8 weeks if bothe front & kitchen doors installed together. Wall-over work is underway. Baldwin Lock specs are being confirmed.
    - 4.PIPE RELINING: Negotiation in progress, waiting for Helas bid package. 3 months wait for materials
  - Common Area Committee - Rita Menitoff  
See attached project status report. An optional laundry room folding clothes rack was presented to be ordered by request from Admin. Elevator cab interiors added to CAC agenda for planning.
- **New Business**
  - Appointment of Board Member: **Motion** to approve Lynn Fisher to fill the vacant 9th Director's term.  
2nd.Approved
  - Appointment of Michael E. Chapnick from Sachs Sax Law Firm as transfer agent.  
**Motion** to approve M Chapnick as Transfer Agent.2nd. Approved
  - Concrete restoration continues. Bid Package for re-work submitted.
  - Motion to approve Jose Feliberty** as the Regency Of Palm Beach General Manager.2nd.  
Approved.
- **Adjournment Motion** 2nd, Approved 3:57 PM  
Respectfully submitted: Rita Menitoff, Secretary