

THE REGENCY OF PALM BEACH, INC.

2021 ANNUAL MEETING

February 27, 2021

1 p.m.

via Zoom

<https://us02web.zoom.us/j/82501808121>

Meeting ID: 825 0180 8121

Approved Minutes

Marvin Boehm called the meeting to order at 1:04 p.m.

There were 52 Shareholders in attendance via proxy, and 3 that were received after the meeting started.

Roll Call of the Board Members: Judy Intraub, Marvin Boehm, Rita Menitoff, Ira Bernstein, Ivar Goldart, John Keith, Nancy Silverman, and Stephen Lasser were in attendance.

Motion: Ivar Goldart motioned to approve the minutes of the 2020 annual meeting, seconded by Nancy Silverman, and approved unanimously.

Presidents Report: Presented by Marvin Boehm, and attached for your review.

Treasurers Report: Ira Bernstein reported that Nicole Johnson with Hafer LLC. has been retained as the auditing firm to perform the 2020 audit. Ira also reported that there was approximately \$800,000 left in the Special Assessment and \$750,000 in reserves. Ira indicated that the 2018 reserve study should be updated.

Manager's Report: Presented by Christopher Partida, and attached for your review.

Sales Report: Presented by Christopher Partida, and attached for your review.

Construction Committee: Stephen Lasser reported that the concrete restoration mobilization would start on or around April 7, and would begin on the northwestern side of the building and move south. He also reported that the painting would begin on the southeastern side of the building and would work north which should begin on or around May 17.

Cultural Committee: Nancy Miller-Goldart reported that 9-hole golf continues on Wednesday's, Mah-Jongg continues on Thursday's, and the book club has been meeting monthly.

Governance Committee: Rita Menitoff reported that the House Rules and Standard Operating Procedures would be brought together in one document by management. John Keith reported on the proper procedure for Association business and provided the attached diagram.

Common Area Committee: Jake Wilson reported that there was no recommendation for the parking lot rules, however, all vehicles should fit within the space they are parking in. Jake also reported on the downstairs renovation and recommended the approval of \$3,500 for as-built drawings of the downstairs area. Jake then reported that the CAC committee had reviewed and recommended the removal of the unit owner installed stairs at unit 106 for liability and safety reasons.

Landscape Committee: Nancy Miller-Goldart reported that the landscape committee is working to obtain estimates for landscape architects to provide plans for updating our grounds. The committee will hold a

THE REGENCY OF PALM BEACH, INC.

2021 ANNUAL MEETING

February 27, 2021

1 p.m.

series of meetings with prospective firms beginning the week of March 8, 2021.

There was no unfinished business to discuss.

New Business:

Motion: Rita Menitoff motioned to approve \$3,500 for architectural design for finishing plans to complete the downstairs basement renovation, seconded by Stephen Lasser and approved unanimously.

Motion: Nancy Silverman motioned to approve the creation of a standing landscape committee, seconded by Ivar Goldart and approved unanimously.

Motion: Rita Menitoff motioned to conduct monthly meetings during season, and bi-monthly meetings during the off season, seconded by Nancy Silverman and approved unanimously.

Motion: John Keith motioned that if an owner is willing and the opportunity arises to purchase a cabana up to a cost of \$30,000, seconded by Ira Bernstein. The vote carried with Marvin Boehm and Judy Intraub voting against it.

Motion: Ivar Goldart motioned to table the recommendation to remove the stairs at 106, seconded by Stephen Lasser and approved unanimously.

Motion to adjourn by Judy Intraub at 3:30 pm, seconded by Ivar Goldart and approved unanimously.