

The Regency of the Palm Beaches

Board of Directors Meeting

February 29, 2020

Approved 6/3/2020

Roll call for Members Present I. Bernstein (on phone), M. Boehm, I. Goldart, J. Intraub, J. Keith, S. Lasser, R. Menitoff, P. Saba, N. Silverman, I. Debi Emerson, and Building Manager.

The meeting was called to order by President, Judy Intraub at 11:00 am.

Motion: Approve meeting minutes of Board of Directors Meeting of January 15, 2020. 2nd.
Approved

President's Report: Judy Intraub

- **Welcome to all the new members** this season: Marilyn Rosee & Sandra Seigal, Karen Fleming, Paul & Connie Rosenberg, Camila Webster, Michael Glaubman, Michelle Savoy & Chip Pitfield, Steven & Judy Katten, Debbie Baum, Daryl Savage, Julie Giuliani.
- It appears we have the largest assembly of residents at a BOD meeting today. We have had a **very successful season** thanks to our hard-working committees we have many accomplishments and a vibrant community atmosphere of parties, learning and taking trips together..
- We are **saddened by the deaths** of Dawn Felshman and Irving Kolker.
- Over the past few years, shareholders have been concerned about the breezeway aesthetics and functioning of our **unit doors**. To address this problem and for the Building to become responsible for the doors, we needed to change the proprietary lease. Happily, the vote was in favor of changing the lease. Shareholders will receive a letter stating the changes to attach to your copy of the lease. We will be working on the front door project to enable building-wide replacement next summer. You may order a Regency approved kitchen door now by contacting Debi.
- **Concrete restoration and painting** will be finished over the summer. Debi will provide instructions to unit owners who must prepare for balcony/terrace reconstruction.
- This season, the BOD has created **2 new committees**, the Common Areas Committee, that has met weekly to address important issues of aesthetics and function and the Infrastructure Committee, based on projects emerging from the 20 year Reserve Forecast Study.
- Common Areas Committee is reviewing a growing list of requests included those reported in our July survey. One of the most pressing are outdated rules concerning use of our **balconies/terraces**. The Committee has developed a comprehensive recommendation that will have 2 cycles of review and comment by shareholders over the next few weeks.

- New shareholders are encouraged to review our House Rules and Debi's special **new resident information** package. Especially important are rules for emergencies and safe enjoyment of the property.
- Enjoy the delicious BBQ following the meeting. The entertainment Committee has put together a homemade and grilled menu.
- **Next BOD meeting is MARCH 11, 2020**

Treasurer's Report: John Keith

- The annual audit is underway. Their report is due at the March BOD meeting.

Building Manager's Report: Debi Emerson

- Thank you to all the committee **members who volunteer** to work to make our building a happy place. We have 15 new shareholders in the past 12 months.
- Many thanks to our hard working dedicated staff who maintain our lovely building every day.
- **Summer construction 2019** involved 13 units and the entire East building for concrete restoration. That means on some days we had as many of 30 contractors on the property at one time. This was a real challenge to manage. Coastal Concrete also had a great team for us to work with.
- The remaining concrete restoration and painting project is planned to continue over **summer 2020**
- The **new Directory** that was distributed has important numbers on the back:
 - AFTER MIDNIGHT EMERGENCY phone number (put in your mobile phone 561-312-1007)
 - Newspaper delivery-call them if you did not get your paper
 - Contacts for a variety of Regency service suppliers

Sales Report: Pamela Saba

Welcome new shareholders!

105-Julie Giuliani

403-Darryl Savage

304-Lucy & Tom Pfluger

301 to 107 Camilla Webster

309-Karen Fleming

503-Marilyn Rosee & Sandra Seigel

511-Paul & Connie Rosenberg

513-Debra Baum

310-Michael Glaubman

417-Michael & Chip Pitfield

403-Steven & Judy Katen

- For sale: 213, 1 bedroom

Gym Committee

The age limits approved at the last BOD meeting are unclear. We can correct them by changing 11 years old to 10 years old:

- under 10 years: not allowed in the gym room and cannot use any equipment
- 11 to 15 years: only with adult supervision, allowed in the room and may use gym equipment.
- 16 and over: allowed in the room and may use gym equipment. 2nd. Approved.

Cultural Events Committee: Nancy Goldart and Lucy Pflugar:

- Our own talented Camilla Webster treated us to a fabulous Art show.
- The BrightLine trip in February to Miami for the Food Tour is a sellout.
- Up next in the Dr. Burke Lecture Series will be Scott Yetman
- Jazz Night is scheduled for a March evening. Please sign up at the reception desk for any of our exciting and interesting programs posted next to the elevators or email us.

Book Club: Joni Bucholtz

- The group will meet March 5th for an interesting book.

Entertainment Committee: Bev Lasser

We have a delicious BBQ ready after the meeting with Danielle at the grill. Our next party is St. Patrick's Day catered by The Rock Irish Pub and Tommy Stewart, our Margarita Master, at the bar.

The Common Area Committee: Jake Wilson

- The Common Area committee purpose is to review issues or proposals that arise impacting the building's common areas and make recommendations to the BOD for improvements. Please fill out the Committee's form and submit to Debi with your proposals for us to consider.
- Since January, we have been meeting weekly to consider your proposals with research, plans, aesthetic and cost impacts. Scott Yetman is our Aesthetic consultant on all projects.
- Some of the projects we are exploring include: gym updating, electric car charging stations, a Master Plan for the basement area, lawn seating near the Intercoastal, and several other interesting ideas you submitted.
- After 3 months of development, we are ready to send out for shareholder review & written comment during March, an updated set of rules addressing the use of our balconies & terraces. After the committee considers revisions, the final proposal will be presented to the BOD at the April 15th meeting for a vote to add them to our House Rules.

Unfinished Business

- Unit Doors
 - The shareholders approved (by 85% of the votes) an amendment in the proprietary lease that changes the responsibility of unit doors from the shareholder to the Regency.
 - Next summer, 2021, the Regency will install front doors building-wide. Kitchen doors will be installed the following summer, 2022. You may order a kitchen door at any time by contacting Debi. The front doors must go out for competitive quotes. Once a supplier has been selected, you may order that door at any time from Debi.
 - Building management is researching if the Town zoning permits filling in the kitchen doorway.
- The Assessment -John Keith
 - The amount targeted for the concrete reconstruction/painting project includes a contingency amount and is on budget to date.
- The Regency Website-Nancy Silverman

Content is ready to be added to our website. Richard Boudreault has volunteered to add our owners, financial statements and our meeting minutes.

New Business

- Surveillance System-Marvin Boehm

The Regency needs to replace the existing system which is not functioning. 3 qualified suppliers were identified and presented with system requirements to quote product and installation. SCS, an independent contractor, presented the best equipment and service plan.

Motion: Invite SCS to upgrade and repair our surveillance system. 2nd. Approved.
- Eco-green policy-Ivar Goldart
 - Resolution: Part of the mission of the CAC is to make landscaping project recommendations to the board for both the new plantings and replacement installations where necessary. In meeting the responsibility, it is resolved that in making landscaping recommendations CAC will present environmentally friendly (native, drought and insect resistant) alternatives along with any other recommendation alternatives that are hostile to existing plantings, not in harmony with existing landscaping or unduly expensive need not be presented.
 - Pest Control: In furtherance of the goal of having the Regency adopt environmentally friendly decisions and policies, prior to renewing existing pest control services contracts, a proposal from one or more "green" proposals be sought.
 - The list of chemicals being now used is unfriendly to the environment.

Motion: That the Common Area Committee adopt this resolution for recommending environmentally friendly products and plantings in landscaping proposals. 2nd. Approved.

- **Infected Ficus in Regency Hedge-Debi Emerson**
The Town of Palm Beach will remove these Ficus plants free of charge within a deadline. Debi is exploring eco-friendly replacements and resolving issues of neighboring hedge responsibility and property lines.
- **Rental Scam Warning**
Be warned that an ad appearing on the Regency (Hotwire) and other condo websites presents building units for Airbnb rental but are of a fictitious and suspicious origin. Regency By-laws require that Airbnb unit rentals must comply with and be vetted by Regency renter Rules.

Adjournment

Motion to adjourn. 2nd Approved. Meeting adjourned at 2:10 pm.

Respectfully submitted,

Rita Menitoff, Secretary