

The Regency of Palm Beach
Board Meeting Minutes 09.21.22
Approved

I. Call to Order

By Marvin Boehm- President at 3:00 pm

II. Roll Call

Marvin Boehm- President, Nancy Silverman-VP, Ira Bernstein-Treasurer, Rita Menitoff- Secretary, Lynn Fisher, Ivar Goldart, John Keith, Steve Lasser, Pam Saba, and Jose A. Feliberty- General Manager and Dani DuVall- Adm. Assistant.

III. Determination of Quorum

All Board Members present; quorum is established.

IV. Proof of Notice

Notice posted Monday, 09/19/2022 in each bulletin board. Emailed to shareholders 09/19/2022.

V. Approval of Minutes

Motion: Approve minutes of 07/20/22. Motion approved unanimously

VI. Reports

- a. **President's Report-** Marvin Boehm acknowledged many in progress and thanked everyone for paying their special assessment. Sympathies were extended to the families of all the shareholders that have passed away.
- b. **Manager's Report-** Jose Feliberty: As per written report emailed to shareholders dated 09.21.22
- c. **Treasurer's Report-** Ira Bernstein: Reallocation of the expenses is needed for proper accounting. John and Ivar added need to account for the old concrete work repairs by Coastal, their retainage and the punch list of items.
- d. **Sales Report-** Pam Saba: 201, 302, 401, and 516 are for sale at this moment.

VII. Committee Reports

a. Construction Committee-

Steve Lasser: presented update on the **unit door installation** to begin this month. Doors will be stored in the parking lot and installation will proceed through season. **AC's and roofing system** installation is in process. Jose presented images of the process and materials being used. The committee is impressed with the contractor work to date. Roof completion projected as 40 more days after starting on 9/27/22.

b. CAC Committee

Nancy Goldart:

- **Both pool level bathrooms** will be rehabbed simultaneously. Shareholders will use using the employee bathroom during construction. Bathrooms will be completed before the gym-social room Project. Cost estimate will be proposed to the Board.
- The CAC Design Group is planning to generate 2 options of **Gym-Social Room project** renderings as options for construction costing and review by shareholders and the Board.
- **Main Lobby** plan is to remove the shades and give it a refresh.. The CAC Design Team cannot plan a quality full 3 Lobby rehab within the amount allocated in the Assessment. CAC will instead work within a minimal budget to freshen

Rita Menitoff:

- The CAC is responsive to Shareholders concerns about the aesthetics of the common areas within budget limitations when reviewing and making Board proposals on projects.
- **Trees and palm trees** will have fertilizers added to test improvement. Pipes are to be assessed and repaired that impact trees and the pool area.

- **Parking Lot Signs:** Movable signs are being tested to alert drivers to avoid the danger of using the parking lot Entrance as an exit.
- **Storage Room Resident Key Control System:** Jose is replacing the existing key cabinet with an electronic key security system to upgrade security and protect unauthorized access.
- **Parking Lot Lighting:** This Assessment project is intended to improve the safety and security of the parking lot and intercoastal lawn at night. Jose presented the results of the property Lighting Study, and Town light permit codes. The Lighting Upgrade plan and images identified proposes locations and fixtures to replace existing structures.
- **Key Fobs:** Jose is reviewing bids for all entrances and gates
- **West Entrance Door:** Jose will be testing a door alarm to alert users when the door does not close. The main desk will monitor.
- **Elevator cabs:** The CAC has selected a preferred cab interior within the TKE options. Cab interiors need to be installed during the elevator upgrades scheduled for December. Lynn will contact Travis Doran from TKE.
- The **EV stations** are on the CAC agenda for project planning in 2023.

VIII. Old Business

- a. Electrical Panel 2nd floor- Replaced and discussed in Manager's Report

IX. New Business

- a. **Approval of 5%, and 1.5% Interest Late Fee Charge-**
Motion: to charge 5% interest, plus 1.5% per month to all past due assessments as per State Statute- 2nd. Motion passed unanimously
- b. **Deck Clay Pipe-** Motion: to ratify agreement between Blueworks and the Regency to line the deck's 6" clay pipe in the amount of \$11,945. 2nd. Motion passed unanimously

X. Adjournment

Motion to adjourn. 2nd. Meeting adjourned at 4:40 pm

Respectfully submitted

Rita Menitoff, Secretary