

THE REGENCY

PALM BEACH

Board Meeting Minutes Via Zoom and In-Person 03/15/2023

I. Call to Order

By Marv Boehm- President at 5:01 pm

II. Roll Call

Present were Marv Boehm- President, Nancy Silverman- VP, Rita Menitoff- Secretary, Ira Bernstein- Treasurer, Steve Lasser- Director, John Keith- Director, Lynn Fisher- Director, Ivar Goldart- Director, Pam Saba- Director and Jose A. Feliberty- GM.

III. Approval of Minutes

The minutes for the following meetings were submitted for approval: 1/18/2023 Budget Meeting, 1/18/2023 Board Meeting, and 2/17/2023 Emergency Board Meeting on Insurance. Motion made and properly second- **Approved Unanimously**

IV. Proof of Notice

Posted and emailed at least 48 hours in advance.

V. Reports

- A- **President's**- The President welcomed all those present to the building and reported on the new locking handles that can be installed on the front doors. Also reported that Emotional Support Animals are allowed to enter all facilities in the building except for the pool itself and the sauna for health reasons.
- B- **Manager's**- As per attached report
- C- **Sales**- 302, 401 are the pending sales and on the market: 201, 308 & 410.

VI. Committee

- A- **Finance**- A motion was made to pursue a better rate at Bank Florida from .5% to 3.5%, properly 2nd- **Approved**
- B- **Construction**- Lynn Fisher went ahead and recapped the progress with the door project and what is left to be completed. Also gave us a summary on the on-going Concrete Restoration project which started on 3/1/2023
- C- **CAC**- Nancy Goldart, Project Manager, reported that payment of consulting fees for the for the Gym/Office/Comm Room Project are estimated at \$1,000. If approved, pool level bathroom renovations are estimated by contractors to be +/- \$35K. The Project Shareholder Feedback Survey is being developed for an electronic emailed format.

VII. Old Business

- a. Fans- Already installed
- b. Roof- Scuppers & downspouts are to be installed.

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VIII. New Business

- a. Civility Rule-** A board member explained the reasoning behind the Civility Rule and the suggestions made by the Association's Counsel Becker Poliakoff. The General Manager recommended publishing the rule prior to adoption so that everyone has a chance to study them so that they can ask questions and/or add comments for the next meeting.
- b. Disciplinary Rule-** An explanation was given to the membership present and discussion also took place in regards to this matter. The General Manager recommended publishing the rule prior to adoption so that everyone has a chance to study them so that they can ask questions and/or add comments for the next meeting
- c. Construction Rules-** Lynn Fisher read the modifications to the Construction Rules for 2023. Motion was made by Lynn, 2nd by Pam Saba. **Approved**
- d. Door Locks-** The CAC is submitting forward to the Board for approval Baldwin Lock model 5260 Keyed Entry Square Lever with Round Rose in Lifetime Satin Nickel Finish as an alternative to the current existing lever passage lock. Motion made by Lynn, 2nd by Pam to approve. **Approved.** A keypad entry lock to replace the existing deadbolt Model#8285056AC1 Single Cylinder Keyless Entry Electronic Deadbolt in Lifetime Satin Nickel Finish, Motion was made by J. Keith, discussion of the motion on the table, and the alternative of using the Level Lock was introduced. After the discussion the Motion to approve a keyless entry option was removed from the table.
- e. Breaker-** Not discussed since is part of the By-laws and the Association is responsible for its replacement in the electrical room.

IX. Adjournment

Motion to adjourn at 7:08 pm properly 2nd. Meeting adjourned.

Approved on 04.26.23

Rita Menitoff

Rita Menitoff- Secretary

Document Details

Title	03.15.23 Board Meeting Minutes- Approved.pdf
File Name	03.15.23 Board Meeting Minutes- Approved.pdf
Document ID	d3b8d11daca04c16b599a557aa23610e
Fingerprint	69406be47698058fc1ff7fcc71e53705
Status	Completed

Document History

Document Created	Document Created by Jose Feliberty (manager@regencypalmbeach.com) Fingerprint: d45688ce55ed0cb54e8fec763d88bdf2	Apr 27 2023 12:41PM UTC
Document Sent	Document Sent to Rita Menitoff (rmenitoff@gmail.com)	Apr 27 2023 12:41PM UTC
Document Viewed	Document Viewed by Rita Menitoff (rmenitoff@gmail.com) IP: 134.56.143.186	Apr 27 2023 01:10PM UTC
Document Viewed	Document Viewed by Rita Menitoff (rmenitoff@gmail.com) IP: 162.221.128.165	Apr 27 2023 01:10PM UTC
Document Viewed	Document Viewed by Rita Menitoff (rmenitoff@gmail.com) IP: 134.56.143.186	Apr 27 2023 03:27PM UTC
Document Signed	Document Signed by Rita Menitoff (rmenitoff@gmail.com) IP: 134.56.143.186	Apr 27 2023 03:29PM UTC
Document Completed	This document has been completed. Fingerprint: 69406be47698058fc1ff7fcc71e53705	Apr 27 2023 03:29PM UTC