

# **THE REGENCY**

## **PALM BEACH**

### **Board Meeting Minutes Via Zoom 06/14/2023**

#### **I. Call to Order**

By Marv Boehm- President at 3:05 pm

#### **II. Roll Call**

Present were Marv Boehm- President, Nancy Silverman- VP, Rita Menitoff- Secretary, Ira Bernstein- Treasurer, Lynn Fisher- Director, Ivar Goldart- Director, Pam Saba- Director, Steve Lasser and Jose A. Feliberty- GM. John Keith/Director joined at 3:12 pm.

#### **III. Determination of Quorum**

8 Directors present out of 9, quorum was established.

#### **IV. Proof of Notice**

Notices posted on Monday 6/12/2023

#### **V. Review & Approval of Architects Agreement- Agudelo Architect P.A.**

Rita Menitoff, Chair of CAC, presented the preliminary renovation cost estimates and clarified the 3 different options in the shareholder survey for the “Green Room” gym based on 1) keeping the existing mirrored wall intact, 2) demolishing and replacing the existing wall with a new wall at a 90 ° angle to enlarge the gym space and create a bicycle room, and the 3<sup>rd</sup>) option to add a cabana to Option 2) . The need for including architectural plans for the Lower Level was discussed. John Keith asked if there were any specific construction items. Jose Feliberty reported that he had acquired a proposal for the Upper-Level office/card room plans from Agudelo Architects in Miami for \$10,800. Rita Menitoff indicated that the Architect could give us the drawings not only for the Office but also for the Lower Level if needed. The goal is reliable renovation cost estimates for shareholder preferred options for all 3 spaces: 1) Office/Card Room/Social space + 2) Lower-Level gym conversion to Community Room + 3) Green Room Gym. Resident architects may be asked for input on the contracted architect drawings. No BOD decision to renovate is possible without all the renovation cost estimates. An architect should assess the renovation needs in the Lower-Level gym conversions. Ivar commented that professional planning information is needed by the BOD committing to these projects, although the office/card room is a more immediate top priority, and that we can't move forward on the other 2 spaces until we know their total renovation cost.

The Office/Card Room space is an immediate priority to move Dani DuVall (Assistant Manager) from the Card Room to a suitable administrative space. Lynn Fisher added an addendum of \$7,000 to the \$10,800 office/card room planning cost proposal. Rita reminded us about the preliminary construction cost of \$127K from contractor Williams' proposal for office/card room which is on the high side. The Office/Card Room is 1 part of the 3 parts of the total Multi-Level Renovation Project. We must have cost estimates

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for all project parts. Ira Bernstein proposed that the planning cost not-to-exceed \$17K in the hiring of the architect to obtain plans for the minimum viable options.

Motion: Nancy Silverman recommended approving funding of architect contracts to prepare drawings by adding \$7K for additional professional services (e.g., such as consultants, engineers, AC, etc.) for planning the Lower-level areas to the \$10,800 planning estimate for the Office-Card Room. Motion by Nancy Silverman to approve, 2<sup>nd</sup> by Ivar Goldart. Approved 9/0.

### **VI. Adjournment**

Motion to adjourn at 3:38 pm by Pamela Saba, 2<sup>nd</sup> by John Keith. Meeting adjourned.

*Rita Menitoff*


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Rita Menitoff- Secretary

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