

THE REGENCY

PALM BEACH

Board Meeting Minutes

Via Zoom

07/19/2023

I. Call to Order

By Marv Boehm- President at 3:35 pm

II. Roll Call

Present were Marv Boehm- President, Nancy Silverman- VP, Rita Menitoff- Secretary, Lynn Fisher- Director, Pam Saba- Director, Steve Lasser- Director John Keith- Director, and Jose A. Feliberty- GM. Ivar Goldart- Director joined at 3:40 pm. Ira Bernstein- Treasurer- excused. Lynn exited the meeting at 4:05 pm.

III. Determination of Quorum

8 Directors present out of 9, quorum was established.

IV. Proof of Notice

Notices posted on Monday 7/17/2023

V. Approval of Meeting Minutes May 17, 2023 & June 14, 2023

Motion to approve the meeting minutes from 5/17/23 by Steve Lasser, 2nd by Pam Saba- **Approved** 8/0; motion to approve meeting minutes from 6/14/2023 by Steve Lasser, 2nd by Ivar Goldart- **Approved** 8/0

VI. Reports

- a. **President-** Marv Boehm indicated that CR1 is doing the work of concrete restoration. He emphasized having animals on a leash and under control of the owner.
- b. **Manager's Report-** Jose Feliberty reported on concrete restoration progress. The Block Mold is to be ready by 9/1/23. Ivar emphasized moving on the mold fast.
- c. **Sales Report-** Pam Saba reported that the units for sale are 305, 410, and 508.

VII. Committee Reports

- a. **Finance Committee-** 5/2023 Financials were discussed
- b. **Construction Committeeⁱ-** Lynn Fisher explained the composition of new flooring to be installed in the catwalks using acrylic paint due to durability, ease of maintenance and cost, plus better traction. This method differs from using a stain due to texture, color variation, and the use of an additional sealant. The stain has to be maintained more often and will add an additional price between \$65K-\$90K. Collecting reserves for the future in order to be able to finance the projects and we may be able to replace. Another plus of acrylic coating is ease of maintenance. Lynn reported that a Board Member in the Meridian verified that CR1 did a good job with the floor there. Rita Menitoff asked when a decision will be made. The installation of the catwalks will be done in the off-season. The Construction Committee proposes to the Board the use of acrylic paint instead of the stain for the reasons presented

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- c. **Multi-Level Renovation Project (Joint) Committee:** Rita Menitoff summarized the attached Multi-Level Committee Board Report on the Office/Card Room Renovation dated 7/18/2023. Joint Committee members: Nancy Goldart, Pam Saba, Jake Wilson, Marv Boehm, Jose Feliberty, Rita Menitoff
The initial architecture proposal by Agudelo from Miami was rejected. The principals were unable to explain or justify the inclusion of unnecessary services, confusing terms, and pricing in their contract. A new RFP for hiring an architect is in process. This RFP outlines the committee's assessment of administrative needs of our office managers and users of the multifunctional community room. An as-built plan will be included. We are seeking another architect with a successful track record for homeowner association work and ideally in the Regency.
Marv requested that the Committee's preliminary architect's plans be presented for the Board approval. The committee is planning to critique and present at least 2 architectural designed options of each Upper-Level space and an "as-built" plan to the Board before continuing development. Nancy Silverman questioned the need for an architect. Rita explained that not all the spaces in the Multilevel project require an architect and some General Contractors or consultants may be able to fulfill Palm Beach code requirements.
- d. **Common Area Committee-** No July Report. The CAC has researched and proposed about a dozen projects this past season. The members will resume Committee meetings to evaluate common area improvement requests submitted by shareholders during the 2023-2024 season. Installation of the majority of common area improvements cannot proceed until construction projects are completed.

VIII. Old Business

- a. **Elevator-** Covered by Manager's Report
- b. **Roof-** Covered by Manager's Report
- c. **Drain Lines-** Covered by Manager's Report

IX. New Business

- a. **Block Order-** CR1 is using the blocks in their concrete restoration work, so we will need to order many more.

X. Adjournment

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

Rita Menitoff

Rita Menitoff- Secretary

Attachments: Multi-Level Report, Manager's Report

Date: Sep 20 2023

ⁱ The Construction Report was moved from VII.b. after item V.

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Multilevel Renovation Project Update BOD Report 07/18/2023


Joint Committee (JC) Project Team: Rita M, Nancy G., Jake W., Pam S, Jose F., Marv B.

- In the Special June BOD meeting, the BOD authorized the JC to hire architects to design an optimal administrative and card/social room space and engage additional consultants as needed for the Lower-Level planning. The NTE funds total \$17,800.
- Jose received an initial proposal from Agudelo architecture firm on May 30th. The proposal itemized 2 project phases: 1) Design and 2) Construction Documents. The Joint Committee requested a second version on July 7 after a Zoom meeting clarifying and discussing the definition of services, rates and terms. We then discovered a pricing problem when comparing the 2 versions: Version 2 = \$19,800 and Version 1= \$10,800 for essentially the same items. We emailed Agudelo with no response after 3 days. It was only after Jose called them, did they claim an error was made. We feel uncomfortable relying on them for project plans.
- We are moving forward to identify and compare other architects.
- The JC had previously developed a function analysis of the 2 spaces in the Upper Level: Offices and Card /Social Room. We documented how the managers and shareholders are intending to use the administrative area and card/community rooms? Such as: file storage, employee meetings, shareholder events, card games, committee meetings, on site restroom and food prep, employee breaks, privacy, media, library, etc.? This information will guide the architects in their layout design options.
- The JC developed an RFP with this function and service criteria and are contacting 2 architecture firms requesting a quote.
- Our next step for the Joint Committee and Legal will be to compare the quotes and propose a finalist to the BOD for approval.
- The final construction plans will be sent out to contractors for their quotes. After a finalist is selected and proposed by the JC, the BOD will review for approval.
- The Construction Committee will oversee the renovation of the Project Upper and Lower Levels. The CAC will seek interior designs, furnishing, and equipment for the rooms as needed.

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