

THE REGENCY

PALM BEACH

Board Meeting Minutes Via Zoom and In-Person 04/26/2023

I. Call to Order

By Marv Boehm- President at 5:04 pm

II. Roll Call

Present were Marv Boehm- President, Nancy Silverman- VP, Rita Menitoff- Secretary, Ira Bernstein- Treasurer, John Keith- Director, Lynn Fisher- Director, Ivar Goldart- Director, Pam Saba- Director and Jose A. Feliberty- GM. Steve Lasser not present.

III. Determination of Quorum

8 Directors present out of 9, quorum was established.

IV. Proof of Notice

Notices posted on Monday 4/24/2023

V. Approval of Minutes

The minutes for 3/15/2023 Board Meeting, were submitted with the changes suggested by Rita Menitoff. Motion made and properly second- **Approved 8-0**

VI. Reports

- A- **President's**- Marv welcomed all new residents for 302, 401, & 406 to the building. The President also spoke about the construction and that the Board Meeting will be in mid-May (3rd Wednesday).
- B- **Manager's**- As per attached report
- C- **Sales**- 201, 308, 410 & 508.

VII. Committee

- A- **Finance**- The final Special Assessment payment may be rescheduled depending on the monetary needs of the building according to Ira.
- B- **Construction**- Lynn Fisher went ahead and recapped the progress and they will mock up the catwalk surfaces by 410 for people to offer their opinions. A darker color was recommended by the product distributor to avoid scuff marks and dirt. It was also suggested that the new walkways have a high traction coefficient to avoid slip and falls.
- C- **Common Area**- Rita Menitoff reported on projects in progress by the CAC Committee as per attached report. Also, a new door invisible lock for the deadbolt. Level Bolt, was recommended by Geoff Gordon (Unit 501) and the CAC as per attached report. Rita Menitoff and Nancy Goldart announced the distribution of the Common Area Shareholder Feedback Survey on Thursday, April 27, 2023. The Survey will be emailed, allows only 1 shareholder per unit to respond and is due back Monday May 1st. There are 6 concepts to review on the survey.

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VIII. Old Business

- a. Box Rule- Add to Rule #7, Garbage, to flatten to flatten boxes for disposal in the Recycle rooms was presented and discussed, motion by Rita Menitoff, 2nd by Pam Saba- **Approved 8-0**
- b. Pool Noise- A motion was proposed by the CAC, presented by Rita Menitoff and discussed to address annoying pool noise caused by the use of loud audio functions such as speaker mode on a cell phone. The proposed phrase “***such as electronic devices***” will be added to the rule to House Rule #4; Quiet Enjoyment after “*On balconies and in the pool area...*”. After a Shareholder Q & A motion to approve by Rita Menitoff, 2nd by Pam Saba- **Approved 8-0**.
- c. Roof Gutter- Already discussed under Manager’s Report

IX. New Business

- a. **Civility Rule-** The proposed Civility Rule was read for the Shareholders a second time motion by John Keith, 2nd by Rita Menitoff- **Approved 8-0**.
- b. **Disciplinary Rule-** An explanation was given to the membership present and discussion also took place in regards to this matter. There was a Q & A session on the rule. Motion by John Keith, 2nd by Ivar Goldart- **Approved 8-0**
- c. **Camera Proposal-** The proposal for Structural Cabling System (SCS) to re-do all the cameras on the roof due to the fact that the conduit is laying on top of the roof and this will not be acceptable to grant the warranty from FiberTite since all conduit must be mounted on roof blocks, plus the current cameras are obsolete and old and were going to get replace. The proposal amount is \$12,452.71 motion by Ira Bernstein, 2nd by Lynn Fisher- **Approved 8-0**
- d. **Pool Plastering-** The proposal from E & M Pool Plastering in the amount of \$45,142.75 was presented for approval. This includes the new pool finish and tiles picked by the CAC Committee. The work is scheduled to start on 5/15/2023 and it will take about 1 month to finish. The current budget for this item is \$50,000. Motion by John Keith to approve, 2nd by Nancy Silverman- **Approved 8-0**

X. Adjournment

Motion to adjourn at 6:25 pm by Ira Bernstein, 2nd by Rita Menitoff. Meeting adjourned.

Date: May 18 2023


Rita Menitoff

Rita Menitoff- Secretary

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