

# **THE REGENCY**

## **PALM BEACH**

### **Board Meeting Minutes Via Zoom 09/20/2023**

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

By Marv Boehm- President, at 3:33 pm

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

Present: Marv Boehm-President, Rita Menitoff-Secretary, Ira Bernstein-Treasurer, John Keith-Director, Lynn Fisher-Director, Ivar Goldart-Director joined meeting at 3:31pm, Pam Saba-Director, Steve Lasser-Director and Jose A. Feliberty-General Manager. Nancy Silverman-VP: excused

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

8 out of 9 Directors present. A quorum was established.

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

Notices posted on Monday 09/18/2023

#### **V. Approval of Minutes**

The minutes for 7/19/2023 Board Meeting, were submitted with the changes suggested by Rita Menitoff. Motion to approve made by Pam Saba. Lynn Fisher 2<sup>nd</sup>- **Approved 7-0**

#### **VI. Reports**

##### **A- President-Marv Boehm**

The concrete restoration work on the East side of the building includes installing the blocks, stucco, painting, and waterproofing. The walkway work will follow. Unit inspections are done every 2 weeks. The concrete restoration is progressing well, fast and we are seeing light at the end of the tunnel.

##### **B- Manager-José Feliberty**

Management is considering hiring a mechanical engineer to analyze the building atmospheric envelope to recommend how to better lower or manage the humidity. Also being considered is to install monitors in each unit to measure the humidity and temperature for about \$12,800 which would be connected to the Building Link® system. The drain pipe relining project is underway as planned.

# **THE REGENCY**

## **PALM BEACH**

### **C- Sales-Pam Saba**

Units 308 & 508 are under contract. 410 & 514 are on the market

### **Committee Reports**

#### **A- Finance-Ira Bernstein, Treasurer**

Motion by Ira Bernstein: Move the Reserve Account money from SeaCoast Bank to another bank like Truist. John Keith 2<sup>nd</sup>. Motion approved 8-0.<sup>1</sup>

#### **B- Construction-Lynn Fisher, Chair**

The walkways will be the last phase of the concrete restoration project with a charcoal or mid-gray color surface. The shareholders will be surveyed. On the East side, the 14-17 stack is planned to be finished in October,2023.

#### **C- Multi-Level-Rita Menitoff, Chair**

The Committee analyzed how the 2 spaces (Office & Card/Community room) will function and are used by shareholders and employees. Vicki Soderlund, the architect selected to provide schematic designs, produced several options based on the committee's feedback. Vicki also measured and drew the existing "as built" layout for comparison. For the next step, the committee will forward 2 favored plan options to the Board with contractor cost estimates and the pros and cons of each.

#### **D- Common Area-Rita Menitoff, Chair**

A new project was assigned to the CAC by the Construction Committee, to propose a design for a deck/terrace railing as a replacement of existing planters which could damage the deck. The Committee is in the process of engaging a "Mid-Century Palm Beach" specialist architect to propose a building standard model.

## **VII. Old Business**

- a. Concrete Walkway Blocks-** The custom Block order was increased from 300 to 500 by the Construction Committee.
- b. Roof-**The roof of 510 was opened to perform concrete restoration repairs. The scuppers, down spouts, elevator hoods are still pending.
- c. Drain Stacks-** The tentative date to commence this project is 10/1/23 once the Hold Harmless Agreement is signed by the Board and accepted by the Township.<sup>1</sup>

---

<sup>1</sup> To be done once signers return to The Regency and are "In Residence"

# **THE REGENCY**

## **PALM BEACH**

### **VIII. New Business**

- a. **Hold Harmless Agreement-** The Hold Harmless Agreement for the Township of Palm Beach was presented to the Board as prepared by Becker & Poliakoff. Motion by Pam Saba to approve, 2<sup>nd</sup> by Ira Berstein. **Motion approved 8-0**
- b. **Estoppel-** The General Manager proposed to the Board to increase the Estoppel Certificate fee from \$150 to \$200 effective immediately. Motion by Pam Saba to approve, 2<sup>nd</sup> by Steve Lasser. **Motion approved 8-0**

### **IX. Adjournment**

Motion by Lynn Fisher to adjourn at 4:16 pm. 2<sup>nd</sup> by John Keith. Meeting adjourned.

Date: Dec 11 2023


*Rita Menitoff*

Rita Menitoff- Secretary

## Document Details

<b>Title</b>	Minutes 09.20.23
<b>File Name</b>	09.20.23 Board Meeting Minutes.R.Menitoff.draft.pdf
<b>Document ID</b>	d8e7a5f5ed204be5ac8b73ea3c5bae72
<b>Fingerprint</b>	c7162ea14307ce75675f0e37d9082da5
<b>Status</b>	<span>Completed</span>

## Document History

<b>Document Created</b>	Document Created by Jose Feliberty (manager@regencypalmbeach.com) Fingerprint: 8f40cdd12e361d3306cae56cea3208ff	Dec 11 2023 03:49PM UTC
<b>Document Sent</b>	Document Sent to Rita Menitoff (rmenitoff@gmail.com)	Dec 11 2023 03:49PM UTC
<b>Document Viewed</b>	Document Viewed by Rita Menitoff (rmenitoff@gmail.com) IP: 134.56.143.186	Dec 11 2023 11:37PM UTC
<b>Document Signed</b>	Document Signed by Rita Menitoff (rmenitoff@gmail.com) IP: 134.56.143.186 	Dec 11 2023 11:40PM UTC
<b>Document Completed</b>	This document has been completed. Fingerprint: c7162ea14307ce75675f0e37d9082da5	Dec 11 2023 11:40PM UTC