MAJESTIC ISLES
Thursday, June 20th, 2024
10:30am – CLUBHOUSE/ZOOM MEETING

BOARD OF DIRECTORS MEETING

AGENDA

10:30 AM

1) Call to Order

2) Establish a quorum – Roll Call

3) Approval of Minutes

a) Meeting of May 16th, 2024 board minutes

4) Officer Reports

a) President's Report

b) Treasurer's Report

5) Management Report

6) Committee Reports

a) COBWRA

b) Security

c) Grounds

d) Clubhouse

e) ARC

f) Recreation

g) New Neighbors

h) Entertainment

I) Governing Documents

7) Old Business-N/A

8) New Business

Sidewalks

Flowers done 2 times a year

Ratify-

Sprinkler issue reroute pipe common area 5820 seashell

Point Of Interest

9) Good and Welfare

10) Adjournment

MAJESTIC Isles

MAJESTIC ISLES
May 16th, 2024

BOARD OF DIRECTOR MEETING MINUTES

CALL TO ORDER:

Ellen Nelson called the meeting to order at 10:35AM

BOARD MEMBERS PRESENT:

Ellen Nelson – President
Mark Jaffie– 1st Vice President
Irene Weinstein– 2nd Vice President /Treasurer
Al Stevens- Secretary
Abby Polin- Member at Large
Charlie Senders-Member at Large
Arline Rutsky- Member at Large

Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Not available

Approval of Minutes-

Board Meeting of April 18th, 2024

Old Business-

N/A

New Business-

A motion was made by Ellen Nelson to approve M and P flowers for 4575.00. . Seconded by Irene W. **This motion was approved 7 to 0.**

Ratify-

A motion was made by Mark Jaffie to ratify New board member Abby Polin who will now be Member At Large . Seconded by Ellen Nelson. **This motion was approved 7 to 0**

A motion was made by Mark Jaffie to ratify mako pool repair for $1800.00 Seconded By Ellen Nelson. **This was approved 7 to 0.**

A motion was made by Ellen Nelson to ratify Irene Weinstein as the Treasurer/ VP 2.Treasurer Seconded By Mark Jaffie.. **This was approved 7 to 0.**

A motion was made by Ellen Nelson to ratify painting of the pool for $2226.80 By Sherwin Williams. Seconded By Mark Jaffie.. **This was approved 7 to 0.**

Points of Interest

ADJOURNMENT:

With no further business to address, Ellen Nelson made a motion to adjourn the meeting at 11:04 am

Motion was seconded by Mark. Meeting Adjourned.

Approved by _____ Date 5/16/2024

Respectfully submitted by,
Jay Peskoff ,LCAM
Property Manager
Majestic Isles

M&P Services
P.O. Box 481471
Delray Beach, Fl 33448
P:561-498-4125 F:561-498-4116
Email: mpserv150@aol.com

Proposal

Date	Estimate #
5/8/2024	3050

Customer:

Majestic Isles Association
10860 Imperial Seas Blvd.
Boyonton Beach, Fl 33437

W.O. Number

Description	Qty	Cost	Total
5820 Seashell Terr. Reroute sprinkler main line pipes,sprinklers and wires around two live Oak Tree in rear.(PIPE BROKEN UNDER TREE)	1	2,400.00	2,400.00
		Total	$2,400.00

Customer Signature _____

Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

May 16, 2024
Revised 06/03/2024

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

SIDEWALK TRIP HAZARD EVALUATION

Florida Sidewalk Solutions
Adrien Brisson
www.FloridaSidewalkSolutions.com
Adrien@FloridaSidewalkSolutions.com
Cell: 828-773-1470

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

Florida Sidewalk Solutions

Florida Sidewalk Solutions (FSS) is an affiliate of Precision Concrete Cutting, the global leader in Sidewalk Asset Management. FSS has been servicing South Florida since 2005, utilizing six U.S. patents awarded for trip hazard removal, equipment and technique.

U.S. Pat. No. 6,827,074
U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,201,644
U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,143,760
U.S. Pat. No. 7,402,095

Florida Sidewalk Solutions assesses thousands of miles of sidewalk infrastructure each year for both cities and communities using our proprietary Smartphone Surveying Technology. This technology provides the insight and knowledge our clients need to make data driven, well-informed decisions about repairing their uneven sidewalk trip hazards.

The information in this summary is confidential and proprietary. This document is exempt from release under the Freedom of Information Act and may not be distributed under any circumstances.

Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

OUR PROMISE TO YOU...

Florida Sidewalk Solutions

Proprietary and Patented Cutting Technology to repair trip hazards.

Our work is guaranteed to offer the following benefits:

- **Cost Savings** - Remove trip hazards at a fraction of the cost of other methods
- **A.D.A. Compliance** - Approved and compliant with all A.D.A. standards
- **Mapping Services** - GPS mapping integrated with Google Earth Map
- **Clean** - No mess left behind = Reduced resident complaints
- **Safety** - Decrease liability on your pedestrian SIDEWALKs by increasing safety
- **Low Impact** - Average removal time is less than 20 minutes per repair
- **Minimum Disruption** - No sidewalk closures or incidental costs
- **Full-Service Contractor** - Sidewalk Maintenance Program and Consultation Services

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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

Before & After – Liability Removal - Superior Results

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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

GRINDING VS. FSS SAW CUTTING TECHNOLOGY

The biggest contrast between grinding and the Florida Sidewalk Solutions' repair method is the quality, aesthetics, and A.D.A. compliance our patented saw-cutting offers.

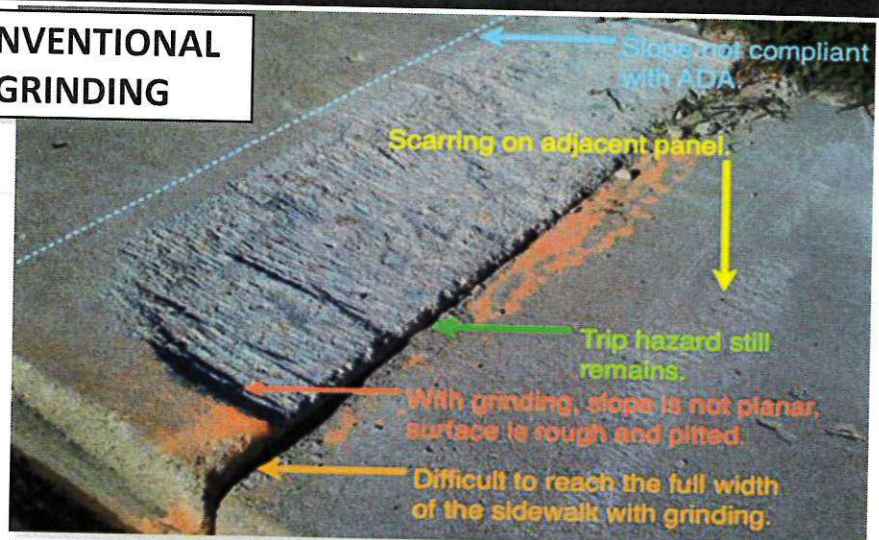
Grinding Limitations:

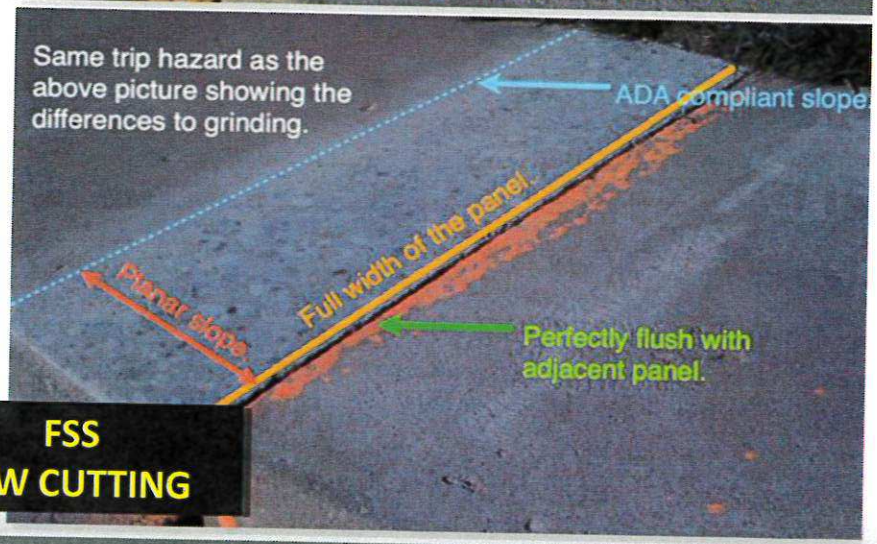
- Damages the concrete, breaks edges, knocks out aggregate
- Looks rough, unfinished and highlights the uneven scarring
- Does not meet A.D.A. slope requirements

FSS Advantage:

- Our finish is **flush against adjacent slab.**
- Our slope meets all **A.D.A. Specifications.**
- Our sidewalks are the **safe.**
- Our technique is the **fast.**
- Our service is **SUPERIOR.**

CONVENTIONAL GRINDING





FSS SAW CUTTING

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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Majestic Isles
Area Snapshot

TRIP HAZARD REPAIR MAP

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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Trip Hazard Repairs
Revised 06/03/2024

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

SIDEWALK SURVEY RESULTS

Complete Survey Results:

- Trip Hazards Listed: **247**
- Repair Location: **Majestic Isles**
- Trip Hazard Bulk Quote: **$14,500.00**

The above quote reflects a 10% discount detailed on the following page

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Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

May 16, 2024
Revised 06/03/2024

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

DISCOUNT OPTION:

Proposed Sidewalk Trip Hazard Corrections 247

Quick Approval Discount

$14,500.00

Bulk Rate Discount

For Quick Approval by

June 10, 2024

QUICK APPROVAL DISCOUNT OPTION:

- To take advantage of the **BULK RATE SAVINGS** approval must be received by **June 10, 2024**. This prompt permission to move forward will ensure the numbers on the ground on each trip hazard do not fade away.

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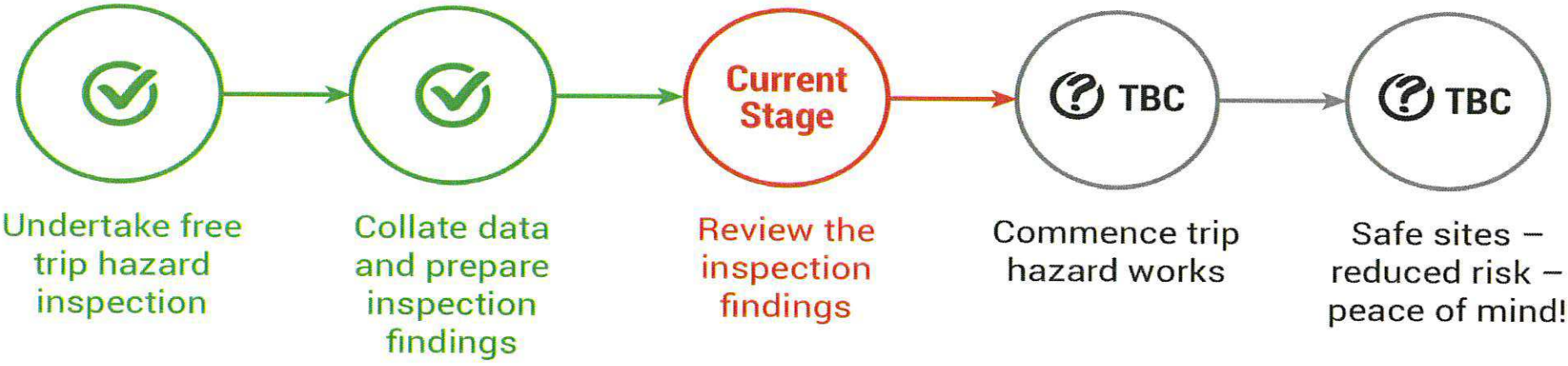
Florida SIDEWALK SOLUTIONS
Trip Hazard Removal Specialists

Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

WHAT'S NEXT

Where are we at?

Inspection delivered - Recommendations Made – Awaiting Approval



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Majestic Isles
10860 Imperial Seas Dr.
Boynton Beach, Fl 33437
C/O Jay Peskoff

Florida Sidewalk Solutions

ABOUT OUR WORK:

- Please note, this survey in no way constitutes or guarantees the identification of every trip hazard on site. Therefore, the final determination of the work to be performed shall be the sole responsibility of the customer. Florida Sidewalk Solutions (FSS) removes only those trip hazards specifically requested by customers and therefore makes no guarantee or representation that the property is free of trip hazards after the project is completed.
- ALL jobs require a Florida Sidewalk Solutions signed Notice to Proceed / Contract for Patented – Saw Cutting Trip Hazard Removal in order to be scheduled. Any changes or additions are subject to contract document legal fees.
- Our work requires the use of generators - therefore, we cannot work in rainy conditions or with wet concrete.
- Florida Sidewalk Solutions does not remove or replace sidewalks. This property has **twenty** locations beyond our scope of work and in need of replacement – **See red pinpoints on map**. Areas noted for replacement are recommendations only and are not included in this proposal. Replacements are the sole responsibility of the customer.

LICENSE AND INSURANCE:

- Town of Davie Occupational license: #41998 /Broward County Occupational license: #329-30464
- Miami-Dade County Occupational license: #607999-0 /Certificate of Competency: E0600786 / Federal Tax ID: #56-2520955
- Certificate of Liability includes: General Liability=$2,000,000/General Aggregate=$2,000,000 / Automobile=$1,000,000/ Worker's Comp=$1,000,000 / Please let us know in advance if you need to be listed as a *Certificate Holder* on our policy.

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Florida Sidewalks

Sidewalks / Pathways / Curbs

QUOTE NUMBER
2018735

DATE
May 31, 2024

EXPIRY DATE
November 27, 2024 at 8:00 AM

Download PDF

FROM
Ken Vella
Florida Sidewalks, Inc.
3389 Sheridan Street, Suite 491
Hollywood, FL 33021
www.floridasidewalks.com

PHONE
954-947-4900

FOR
Castle Group C/o Majestic Isles Association

TO
Jay Peskoff

EMAIL
jpeskoff@castlegroup.com

ADDRESS
10860 Imperial Seas Blvd
Boynton Beach
FL 33437

PHONE
561-424-0952

COPY TO
Priscilla Nieves

Concrete Sidewalks Repairs @ Majestic Isles / 10860 Imperial Seas Blvd., Boynton Beach, FL

About Us

Florida Sidewalks, Inc.is committed to solving problems with the design, maintenance and construction of concrete and asphalt services throughout Florida. We understand that delivering on the needs of you, or customer, is what matters the most.
We have been providing all aspects of sidewalks and pavement maintenance for more than 20 years. You will see that our use of technology will provide efficiencies that enable very competitive pricing as well as many references of commercial, industrial and municipal market we will share.
We look forward to demonstrating how we can make your life easier by using the services of Florida Sidewalks, Inc.!

Map:

1. Green Pins - Grinding Areas
2. Red Pins - Remove and Replace Sidewalk Areas

Trip Hazard Elimination – Grinding

3,105.00

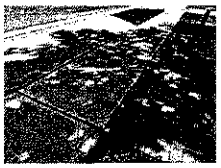
1. We have identified throughout your area – 54 areas requiring concrete smoothing comprising 270 l/f.
2. We will remove trip hazard by shaving surface to 1:10 ratio.
3. This is only a temporary repair. This will not eliminate sidewalk slabs from lifting again in the future.
4. We have a (1) year warranty of the work and on the 11 month prior to the end of warranty, a walk through inspection of each sidewalk slab will be conducted and if lifted will be fixed ADA compliance at no cost.

Concrete Sidewalk Replacement (Root Raised) - 24 areas – See Photos 20,047.50

1. Barricading: All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
2. We have identified throughout your area – 24 areas requiring concrete repair comprising 1,215 square feet for single slabs.
3. All areas will have the perimeter saw cut and excavated to a depth of 4".
4. We will remove and prune roots then re-grade and compact existing base on in all areas of roots.
5. We will form, place and finish to match existing concrete with 3,000 psi AE concrete.
6. We will take as much care as possible not to damage sod or irrigation, but there is no guarantee due to the unknown amounts of roots causing problem or saturated ground.
7. If concrete is thicker then 4", we will add $325 cy of concrete used.
8. If City requires a arborist to observe or perform tree root pruning, those cost are not included.
9. Pruning of roots is included, if roots are too difficult and stump grinding is required, those cost will be extra.

Paver Repairs (1 Areas) - Paver need to be lifted for sidewalk replacement forms. 450.00

1. Barricading: All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
2. We have identified throughout your area – 1 areas requiring paver repairs comprising 100 square feet.
3. We will remove pavers and place aside.
4, we will remove and prune roots where necessary, then re-grade and compact existing base on in all areas
5. We will install 10 l/f concrete header curbs on both sides to protect the pavers.
6. We will install paver bedding sand and level, then reset pavers.
7. We will take as much care as possible not to damage sod or irrigation, but there is no guarantee due to the unknow amounts of roots and re-configuration areas causing problem or possible saturated ground.



Total **$23,602.50**

Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.
I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.
50% of the entire contract amount prior to commencement, balance is due upon completion of each line item. If balance not paid within 30 days of completion of work, there will be a finance charge of 1.5% per month applied to remaining balance. 10% Penalty Fee for cancelled signed contract.

Acceptance

Date:_____

Signature:_____

Title:_____

Contract Terms & Conditions

1. If the applicable Building Department requires additional work other than described, those costs are not included.
2. A Permit processing fee of $695 will apply if requesting a city permit for work to be performed. If additional visits are needed to process the permit due to factors beyond our control (Errors in paperwork caused by the customer such as an unauthorized signature, etc.; incorrect or unacceptable plans as supplied by the customer; or changes in scope initiated by the customer), there will be an additional charge of $105 per visit. If yes, Owner to provide 5 sets of plans & Owner to pay permit fees. Permit to be submitted by us.... Yes_____ No _____
3. Work areas will be barricaded, but cannot guarantee trespassing of others in work areas.
4. Final Field Measurement Prevail: Areas to be marked by Florida Sidewalks, Inc., prior to mobilization.
5. This contract/proposal is subject to review if not accepted within thirty calendar days. If contract is not executed within 30 days of acceptance, contract pricing will be subject to review for possible material price increases.
6. In the event of legal dispute, the venue shall be Broward County and prevailing party shall get court costs and legal expenses
7. Person signing contract represents and warrants that they are the record or have the authority to bind the record owner to the contract. Such representation is made with the intent that Florida Sidewalks, Inc., relies on it.

Misc. Notes

1. Pressure washing or scraping of curbs and sidewalks is not included..
2. If Tree Root Barrier (safe sidewalks - 12" or 18") is installed add $30.50 per l/f installed for 12" and $42 per l/f for 18" (Minimum of 100 l/f)
3. Irrigation repairs, sod replacement, paver repairs or re-setting, and home aprons or driveway repairs or replacement is not included.
4. Excavation: When saw cutting concrete, there is a paste material that will form. We have included the removal and clean up of this by collecting the paste and shoveling material away. There will be no additional cost for this service.
5. Surveying, engineering, compactions testing is not included
6. Does not include traffic control, MOT, FDOT work.
7. If cutting or pruning roots, we cannot be responsible for tree survival or destabilization.
8. Not responsible for damage to underground utilities
9. If pavers or tiles are connected to replaced sidewalk sections, we cannot guarantee that tiles may break or paver will have to be-removed. Re-setting paver or repairs to tiles are not included. We will take as much care as possible.
10. When Replacing Concrete, New concrete color will not match perfectly with existing concrete due to age and curing times.
11. Specifically excluded from our proposal is any work associated with discovery, handling, removing, legal disposal, etc. of any hazardous, toxic, contaminated materials, solidified slag or other unsuitable materials. The owner shall indemnify and hold harmless Florida Sidewalks, Inc. for any liability, damage, claim, or action arising there from to the fullest extent permitted by law.
12. This proposal does not take care of every crack or lifted area in the community. However, it does take care of everything that is noted, as per locations on the map, which are the ones that need to be taken care of immediately.

Owner Responsibility & Conditions

1. Rain: If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas.
2. Sprinklers: should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival.
3. Site Services: The property is responsible to notify all landscapers and garbage companies to not show on the area of work the day we are performing work. In the event of a reschedule due to unforeseen conditions, you are required to let all service providers know about the change.
4. Barricaded Areas: It is vital that all vehicles are removed from our area of work no later than 7:15 am, unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and must be on call to remove cars from the scheduled work zone. If any cars are left on the area of work, we cannot be held responsible for any damage to the vehicles.

Questions & Answers

Reviews See all reviews

★★★★★

We have had an excellent experience with Florida Sidewalks. They are thorough and responsive. They have insightful advice and they did a great job of really listening to what we wanted. They guide you through every step and... Show More

by Ann

★★★★★

Ken and his team were great. The scheduling was easy, and the work was completed in the time frame discussed. Minimal disruption to the business, and extremely accommodating in all respects. The costs were below the competition... Show More

by No Filter Property Management, Fort Lauderdale, FL

★★★★★

Work was professionally performed. Any issue that came up were taken care quickly. Always left everything clean. Would recommend highly.

by Gloria Diaz, CAM

Concrete Sidewalks Repairs @ Majestic Isles / 10860 Imperial Seas Blvd., Boynton Beach, FL

Total $23,602.50

Additional comments

Optional

Your order/reference number

Optional

Signature

Draw Type

Sign from a touch device

Draw here

Yes, I Jay Peskoff agree to and accept this quote,on May 31, 2024 at 9:26 AM.

Accept Quote

Decline this quote...

Powered by Quotient

Proposal 610

Date:6/10/24

Karl Pruett Inc.
108 Van Gogh Way
Royal Palm Beach, Fl. 33411

Mobile: 561 602-0732
EM: Karlpruettinc@aol.com

Proposal Submitted to:
Majestic Isles
c/o Castle Group
Attention: J Peskoff
Email: Jpeskoff@castlegroup.com
480 773-1628

Same

We hereby propose to furnish the materials and perform labor necessary For the completion of:

Remove and replace concrete sidewalk 14 locations

Grind concrete 3 locations

All Listed on page 2

TOTAL PRICE: $4,888.00

Karl Pruett Inc will barricade, caution tape and safety cone all work areas to Ensure a safe workplace. KPI will use due care when removing concrete but Cannot be responsible for irrigation or any other underground installations. All Work areas will be broom swept clean and free of debris.
Respectfully Submitted,

Karl Pruett President

Authorized by: _____ Date: _____

5760 SEASHELL TERR 2-4X3 SIDE

5917 SEASHELL TERR 4X3 SIDE

5881 SEASHELL TERR 4X3

5922 GRAND HARBOUR CIR 4X5 ACROSS

5906 GRAND HARBOUR CIR 4X5 ACROSS

5956 COCOWOOD CT 4X8 + REGRIND

10580 ROYAL CARRIBEAN CIR 4X3

10596 ROYAL CARRIBEAN CIR 4X3

10668 ROYAL CARRIBEAN CIR 2-4X4

10696 ROYAL CARRIBEAN CIR 4X12

10677 ROYAL CARRIBEAN CIR 4X4

10661 ROYAL CARRIBEAN CIR GRIND

10549 ROYAL CARRIBEAN CIR 4X5

5770 GRAND HARBOUR CIR 4X8 + GRIND

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VEVOR Electric Concrete Floor G Behind Grinder 1.5HP Concrete 34"-46" Adjustable Grinding Mac 1Phase Surfacing Grinder for Granite/Marble/Concrete/Stones

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Free Shipping. Details

Delivery **Wed. Jun. 12 - Sat. Jun. 15** Details

Delivery to United States

In Stock

Qty: 1

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Buy Now

PayPal

+ Add to Wish List

About this item

- Above and Beyond Power: Get ready for the power yo believe. A 1.5 HP pure copper motor drives the polish 1720r/min to offer a strong polishing force and effec abrasive disk is sharp, hard, and wear-resistant. The

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