MAJESTIC ISLES
Thursday, April 17th, 2025
10:30am – BALLROOM/ZOOM MEETING

BOARD OF DIRECTORS MEETING

AGENDA

1) Call to Order

2) Establish a quorum – Roll Call

3) Approval of Minutes

a) Meeting of March 20th, 2025

b) Special Meeting of April 7th, 2025

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

7) Old Business-N/A

AC thermostat

8) New Business

Insurance 2025-2026

Community Affairs

Keys- Gate going out back gate

Ratify-

<u>Point Of Interest</u>

9) Good and Welfare

10) Adjournment

MAJESTIC Isles

MAJESTIC ISLES
March 20th,2025

BOARD OF DIRECTOR MEETING MINUTES

CALL TO ORDER:

Mark Jaffie called the meeting to order at 10:32AM

BOARD MEMBERS PRESENT:

Mark Jaffie – President
Irene Weinstein– 1st Vice President
Arlene Rutsky– 2nd Vice President (Showed late)
Al Stevens- Secretary
Libby Hikind- Member at Large
-Member at Large
Charlie Senders- Treasurer

Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Assistant Property Manager N/A

Approval of Minutes-

Board Meeting of Feb 20th, 2025

Old Business-

N/A

New Business-

A motion was made by Mark J to approve **rules and regs committee.** Seconded by Irene Weinstein. **This motion was approved 5 to 0. Arlene not present**

A motion was made by Mark . to approve **cultural club.** Seconded by Libby H. **This motion was not approved due to a tie. 3 to 3 Charlie-Irene-Arlene said no.**

Friends club- No motion since the person in charge was a no show.

MAJESTIC Isles

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March 20th,2025

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-Member at Large
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Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Assistant Property Manager N/A

Approval of Minutes-

Board Meeting of Feb 20th, 2025

Old Business-

N/A

New Business-

A motion was made by Mark J to approve **rules and regs committee.** Seconded by Irene Weinstein. **This motion was approved 5 to 0. Arlene not present**

A motion was made by Mark . to approve **cultural club.** Seconded by Libby H. **This motion was not approved due to a tie. 3 to 3 Charlie-Irene-Arlene said no.**

Friends club- No motion since the person in charge was a no show.

A motion was made by Mark J. to approve Presidents allowance to $2500.00 for purchases needed or repairs. Seconded by Alan . **This motion was approved 5 to 1. Libby said no**

A motion was made by Mark J. to approve maya for damaged area near 5754 swaying palm.. $1560.00 Seconded by Arlene R. **This motion was approved 6 to 0**

A motion was made by Charlie. to approve AC thermostat replacement $1,160.00 . Seconded by Irene W. **This motion was approved 6 to 0**

Ratify-

Points of Interest

ADJOURNMENT:

With no further business to address, made a motion to adjourn the meeting at 11:10 am Motion was seconded by Mark. Meeting Adjourned.

Approved by _____ Date 6/12/2025

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

MAJESTIC Isles

MAJESTIC ISLES
April 7th th,2025

SPECIAL ASSESSMENT MEETING MINUTES

CALL TO ORDER:

Mark Jaffie called the meeting to order at 12:02PM

BOARD MEMBERS PRESENT:

Mark Jaffie – President
Irene Weinstein– 1st Vice President
Arlene Rutsky– 2nd Vice President N/A
Al Stevens- Secretary
Libby Hikind- Member at Large
-Member at Large
Charlie Senders- Treasurer

Roll Call & Certification of Quorum: Present

REPRESENTING CASTLE MANAGEMENT:
Jay Peskoff, LCAM - Property Manager
Priscilla Nieves-Assistant Property Manager

Approval of Minutes-

Old Business-

N/A

New Business-

A **motion** was made by Mark jaffiee and Seconded by Irene W to for the meeting to special assess $108 to all residents in the community. . **This motion failed.**

Motion Regarding Pickleball Special Meeting Vote Results
I would like to make a motion based on the outcome of the recent Pickleball special meeting. A total of 239 votes were submitted, consisting of 199 electronic ballots and 40 paper ballots. Of these, 128 were in favor ("yes") and 111 were opposed ("no").

Although the majority of voters supported the proposal, the motion did not pass. In accordance with our governing documents, 155 affirmative votes were required for approval. Since this threshold was not met, the motion is considered to have failed.
The votes were counted and verified by Jay and Steve.

Second Motion – Request for a Second
I would like to make a second motion that we document these results in the meeting minutes and officially close this item, unless a new proposal is brought forward in the future with material changes.

Ratify-

Points of Interest

ADJOURNMENT:

With no further business to address, Mark J.made a motion to adjourn the meeting at 12:10 am Motion was seconded by Irene W. Meeting Adjourned.

Approved by Alan Stewart Date 4/17/2025

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

Mechanical Air Design, Inc.
Lic.# CMC 1249714

P: (954) 471-7239
E: info@mechanicalairdesigninc.com

Re: Clubhouse at Majestic Thermostat Change Proposal for Ballroom

Jay Peskoff
Castle Group, Inc
Clubhouse at Majestic
10860n Imperial Seas Blvd.
Boynton Beach Beach, FL 33446

February 27, 2025

Mechanical Air Design, Inc. agrees to provide labor and material to install two (2) new Honeywell Wi-Fi capable thermostats with required wiring, and associated components. This comes at the request of the Board. This work will take place at the address indicated above. The proposed work will take approximately 1 working day. The work will be completed as indicated below. This is to include:

1. Remove and properly dispose of the existing thermostats.
2. Install two (2) new Thermostats and required software, wiring and components, within the Ballroom area. These are special order thermostats required for dual stage cooling systems, such as the case with the Ballroom AC Units.
3. Once the Thermostats are installed, a device, preferably a tablet device or a phone, will need to be provided so that the technician can download the Honeywell software to the device and attach the thermostat via wi-Fi in the app, for remote usage.
4. A complete field test will be performed for each thermostat to ensure total function and satisfaction by the Board.
5. A full commission of the thermostats will be performed to ensure that the system is in working order.

- Manufacturer's warranty on all parts provided and 1-year warranty on labor.

The fore-mentioned service will be performed for a total of the sum of **$1,160.00 plus tax**, including labor, payable as invoiced. This proposal is valid for 30 days from date indicated in signature block below.

Accepted by:
Jay Peskoff
Castle Group, Inc.

_____

Printed Name & Title

Submitted by:
Mechanical Air Design, Inc.

_____

February 27, 2025
Nick Busuioc, President

Recommendation to Establish a New Board Sanctioned Committee:

COMMUNITY AFFAIRS COMMITTEE

1. Purpose
    a. Serve strictly as an advisory group to the Board.
    b. In a non-Board meeting environment, allow a forum for residents to be heard re: suggestions, concerns, etc.
    c. All residents are encouraged to come.
    d. Will not be a grievance forum.
    e. Help maintain a productive Board Workshop Meeting.
2. Committee Makeup
    a. The Board selects a chairperson who suggests members to the Board for approval.
    b. Comprised of 5-7 residents with a diverse representation.
    c. Committee will have a chairperson who carries the same weight as every other member.
    d. We want members who be active participants.
3. Functions
    a. Discuss current issues concerning the community.
    b. Develop potential solutions for any community-wide issues.
    c. Present to the Board for their consideration.
    d. Help people navigate the system to form clubs.
    e. Pass along any issues discussed to the appropriate committee if applicable.
    f. Cannot act on its own. All decisions are passed along to the Board.
    g. Will not interfere with any Board activities
4. Meeting Procedure
    a. Start out monthly in an open forum.
    b. Initial meeting to establish types of community issues to explore: residents can observe.
    c. After the initial meeting, all future meetings are open to residents allowing an extensive block of time for them to offer input and make suggestions.
    d. All decisions are a result of the majority opinion, will be voted on and forwarded to the Board for their consideration.
    e. There will meeting minutes and filed and would be available for anyone to see.
5. Miscellaneous
    a. There will be 100% transparency among the committee members, Board of Directors and the community at large.
    b. The Board makes the final decision on all issues.
    c. No commitments can be made outside of the committee.
    d. Some ideas
        i. How to get more volunteers
        ii. How to get the community more engaged
6. Committee Members
    a. Publicize asking for volunteers.
    b. Must be open minded and respect everyone's point of view.
    c. Chairperson nominates those who will best fit to meet the goals of the committee.
    d. Board approves membership