MAJESTIC ISLES
Thursday, June 19th, 2025
10:30am – BALLROOM/ZOOM MEETING

BOARD OF DIRECTORS MEETING

AGENDA

1) Call to Order

2) Establish a quorum – Roll Call

10:41

3) Approval of Minutes

a) Meeting of May 15th, 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

8) New Business

Pickle Ball –Quotes Armor courts-Fast Dry-Pci-Sport Surfaces

Ratify-

Fitness Class-

Point Of Interest

9) Good and Welfare

10) Adjournment

10:30

MAJESTIC Isles

MAJESTIC ISLES
June 19th, 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
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-N/A

Approval of Minutes-

Board Meeting of May 15th , 2025

Old Business-

New Business-

A motion was made by Arlene to Approve Pickle ball by Armor courts for $46,448. Seconded by Charlie S
This motion passed 6 to 0.

Ratify-

A motion was made by Irene Wto approve Change in fitness classs.(Chair DVD and Water class added) Seconded by Arlene R.. **This motion passed 6 to 0.**

Points of Interest

ADJOURNMENT:

With no further business to address, made a motion to adjourn the meeting at 11:30 am Motion was seconded by Mark. Meeting Adjourned.

Approved by _____ Date 6/12/25

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

Armor Courts, LLC

3477 High Ridge Road | 3477 High Ridge Road | Boynton Beach, Florida 33426
561-501-0885 | gvizzini@armorcourts.com | www.armorcourts.com

RECIPIENT:

Majestic Isles

10860 Imperial Seas Boulevard
Boynton Beach, Florida 33437
Phone: 480-773-1628

Quote #95471

Sent on	May 27, 2025
Persons Title	PM
Referred By	Vizcaya
Salesperson	Nick Camacho
Property Name	Majestic Isles
Revised	#0
Total	**$45,698.00**

Product/Service	Description	Qty.	Total
California (Cut) Corner Adjustment	Contractor will remove and dispose of approximately (275) LF of cut corner chain link fencing and corner posts to create area for new 90 degree fencing. Once fencing is removed and disposed of contractor will install (4) corner posts in (4) areas, form and pour a 4" depth of 3000 psi concrete in the newly formed areas creating 90 degree corners. Install 21 feet of chain link fencing, top rail and new hardware in (4) areas to close the court areas to form the new play areas using the same color of fencing as currently exists. Etch the newly formed concrete after curing and install a fiberglass membrane with concrete adhesion promoter to aid in reflective cracking into the newly install acrylic surface.		
Pickleball Net Post, Center Strap, Nets, & Anchor - New Installation	The contractor shall provide comprehensive services, including the provision of all necessary materials, skilled labor, and equipment to supply, assemble, and install (4) pair(s) of pickleball internal wind powder coated net posts in new concrete footers. These powder coated net posts are designed for Florida weather & keep the tennis net tight throughout the day. Includes pickleball center anchor, center strap & net(s). They are available in black or green and come with a factory backed 3 year warranty. Color: [Client Choice] * If no color is indicated it will be at contractors discretion.		

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Product/Service	Description	Qty.	Total
Pickleball Court Surfacing with encapsulating 1.0 Plexipave fiberglass overlay	The following scope of work outlines the professional services to be provided by the contractor for resurfacing Qty (4) pickleball court(s) in accordance with the project requirements: Material, Labor, and Equipment Supply: The contractor shall be responsible for providing all necessary materials, labor, and equipment required for the resurfacing. Court Surface Preparation: The contractor will clean the court(s) surface either by power washing or sanding, ensuring a clean and debris-free surface prior to resurfacing. Crack Filling and Leveling of Depressions: Any ridges on the court surface will be ground down, and cracks measuring 1/16" or more will be crack chased & filled using a specially formulated crack fill material designed for sport surfacing applications. Depressions on the playing surface deeper than 1/8" will be leveled to promote water distribution in one lift for approx. 100 sqft. The Contractor is not responsible for insufficient pitch or landscaping that does not allow for proper drainage. ** The exact square footage of repairs related to leveling of depressions cannot be determined prior to flooding the courts. If any additional patching is is required it will be at 3.75 a square foot. Field measurements at the time of application prevail and will be added to the final invoice** Fiberglass Membrane Installation: Once the necessary repairs are completed, the contractor will install a high-quality standard fiberglass membrane to the entire court surface. This membrane will be adhered using water resistant fiberglass membrane is far superior than our competitors and comes with a 1 year warranty against any reoccurring cracking in the court surface. Primer Coat Application on fiberglass: Upon completion of the fiberglass membrane Contractor will apply up to 2 coats of heavily textured Plexipave acrylic primer coat of paint to fully encapsulate the fiberglass membrane to provide a solid foundation to enhance the adhesion of the subsequent color coats. Color Coat Application: After the surface preparation is complete, the contractor will proceed with the application of 2 coats of a textured acrylic Plexipave color coat system. Clients have the option to select up to two different colors for their court(s). Inside color: [Client Choice] Outside color: [Client Choice]		

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Product/Service	Description	Qty.	Total
Chain Link Concrete Pad Fencing (4)' High	The contractor shall provide all necessary materials, skilled labor, and equipment to supply, assemble, and install approx. (50) linear feet of 9 gauge vinyl coated chain link fencing according to the current Florida Building Code. Color: [BLACK]		
Proposal Lump Sum Excluding Options If Provided in Quote		1	$39,948.00
			Optional
Custom Court Awning	-Fabrication of existing custom frame, Slanted style, accomodating the new size concrete pad, sized at 12'long x 5' wide. Material is 14 gage steel tubing, all frames designed as per ASCE-10-20, all welds to comply AWS. Frames painted per customer specs, all welds cleaned, primed and painted. -Covers fabricated in "Patio500", 17oz. durable vinyl material, with a tendency of a minimum dust collection and flame resistant.	1	$5,750.00
		Total	**$45,698.00**

By evidence of my signature, I affirm that I have read this quote carefully before signing and having done so, fully agree to be bound by all of its terms and conditions. Once approved quote is returned you will be sent our Contract Terms and Conditions via DocuSign for complete execution.

I am authorized to approve and sign this this proposal as acceptance to the project its options, and all of its terms and conditions.

Signature: _____ **Date:** _____

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Since 1981 FDC

1400 N.W. 13th Avenue
Pompano Beach, FL 33069

Job #21864

February 21, 2025

PROPOSAL

Billing:
Majestic Isles Association
10860 Imperial Seas Blvd.
Boynton Beach, FL 33437

Job Address / Shipping:
Majestic Isles
10860 Imperial Seas Blvd.
Boynton Beach, FL 33437

Contact: Jay Peskoff
Telephone: 561-424-0952
E-mail: jpeskoff@castlegroup.com

Dear Jay:

Thank you for taking the time to allow me an overview of your project needs. Fast-Dry Courts, Inc. proposes to provide the scope of work described as convert two (2) pickleball courts in one battery measuring 60' x 120' into four (4) permanent pickleball courts. Remove and dispose of 56 linear feet of brick curb and 10' tall perimeter fence at the four diagonal corners (save and store chain link mesh, top rail and one (1) 4' x 7' entry gate for reuse), one (1) 10' x 20' shade shelter and concrete pad, 30 linear feet of trench drain, and two (2) pair of pickleball net posts; grind old net post footers and center anchors a minimum of 1" below grade and patch with cold mix asphalt. Square off four corners (200 square feet) and 5' x 20' area (100 square feet) along west side of court where the 10' x 20' concrete pad previously extended into the court area. Provide and place 6" of rock base laser graded, compacted to 98% density and primed, and pave with 1" VIRGIN Type S-III hot mix asphalt; apply fiberglass membrane over new-to-old asphalt seams and newly paved areas. Install 100 linear feet of perimeter block curb at the newly squared corners and west side; furnish and install ± 20 linear feet of Zurn 6" shallow trench drain, also along the west side, and tying into the existing drain; patch 100 square feet of disturbed surface in the adjacent clay court with sand screenings and Har-Tru material. Install four (4) pair of pickleball net post footers with PVC sleeves, and new center anchors. Furnish and install 100 linear feet of 10' tall heavy-duty fence, utilizing 3" O.D. DQ40 poly coated terminal poles, 2-1/2" O.D. DQ40 line poles, 1-5/8" O.D. CQ20 top rail, 8-gauge x 1-3/4" extruded vinyl chain link mesh with fiberglass tension bars, 6-gauge bottom tension wire, and stored fence materials, including one (1) 4' x 7' swing gate in the newly squared off southeast corner; furnish and install one (1) additional 4' x 7' swing gate, centered at the east side of the court at the proposed new shade shelter location. Sand 396 linear feet of existing pickleball lines to prevent ghosting. Pressure clean to remove mildew and flood entire surface; patch low areas greater than +/- 1/8" and cracks wider than +/- 1/16"; apply fiberglass membrane over entire court surface to help retard against existing and future cracking; **apply 4 coat acrylic color system**, including 2 coats of Laykold acrylic resurfacer, 2 coats of Tropicoat® acrylic court paint and playing lines to USA Pickleball specifications. Furnish and install four (4) pair of NeverRust all-aluminum pickleball net posts (black) and nets with center straps for the total cost of **$67,995.00.** *NOTE: Owner is responsible for disconnecting electrical and plumbing services at shade shelter, to be disconnected outside of the court area.*

Additionally, furnish and install one (1) anchor mounted 9' x 19' hip type 4-leg shade shelter with 3" O.D. painted steel frame centered along the east side of the court, bolted to new 4" thick concrete pad measuring 10' x 20', with 8" thickened edge and dual vapor barrier for the additional cost of **$19,995.00.**

MEMBER AMERICAN SPORTS BUILDERS ASSOCIATION

Since 1981 FDC

1400 N.W. 13th Avenue
Pompano Beach, FL 33069

Furnish and install 360 linear feet of 6' tall custom Tenn-Air Pro windscreen with half-moon vents to properly fit new court dimensions with squared off corners for the additional price of **$3,300.00**.

Fast-Dry Courts, Inc. has a proven 44-year track record of exceeding customer expectations. As a family-owned and operated company, we have completed over 15,000 projects with professionalism, quality, and performance. Our commitment to quality and professionalism has led the American Sports Builders Association (ASBA) to recognize Fast-Dry Courts, Inc. for excellence in tennis court construction for an unprecedented 26 years. It also is what allowed us to become the official contractor of the Miami Open, since its move to Hard Rock Stadium in 2019. Furthermore, over 69% of our projects last year came from existing customers or referrals. Fast-Dry Courts, Inc. is a licensed General Contractor, bondable and insured up to $3,000,000.00, with all Project Managers having at least 16 years of experience.

Should you wish to move forward, a formal agreement will be required prior to job scheduling and commencement. Due to the volatility of pricing for construction materials, this proposal is subject to change, unless extended in writing by Fast-Dry Courts, Inc. If you have any further questions, please call me at (800) 432-2994.

Sincerely,

Fast Dry Courts, Inc.
Victor Simmons
Account Executive

67,995
GLK

Red = 10' tall fence
New Gates
Blue = 8' tall divider fence
Magenta = 4' tall divider fence
FDC
Fast-Dry Courts
10-S
TENNIS SUPPLY
PROFESSIONAL TENNIS COURT CONSTRUCTION & SUPPLIES SINCE 1964

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Choose your game !

Papico Construction Inc.
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licensed & insured CGC 028735

Majestic Isles

PROPOSAL

Date: 02/19/2025
Attn: Jay Peskoff
Phone: 480-773-1628
Email: jpeskoff@castlegroup.com

CONVERT ONE (1) TENNIS TO FOUR (4) NEW PICKLEBALL

1) Square off court to fit four (4) pickleball courts.
2) Remove and reinstall curb on new corners.
3) Pressure clean the court. Flood court surface with water and allow it to drain. Patch and level any remaining water to within 1/8" as best possible.
4) Clean and fill all cracks with Plexipave Crack Filler. Patch all holes and gouges.
5) Furnish and apply two (2) coat of Acrylic Resurfacer filler to provide a proper base coat.
6) Furnish and apply two (2) coats of Fortified Acrylics to provide in-depth color, durability and a uniform surface texture.
7) Stripe courts to Regulation with acrylic line paint. (PickleBall)
8) Furnish and install four (4) sets of net post, four (4) nets, and four (4) center anchors.
9) Furnish and install 4' interior divider fencing. And 80' of 10' fencing.
10) Clean Area.

EXCLUSIONS:

1. LAYOUT/SURVEYING
2. PERMIT FEES
3. AS-BUILTS
4. SOILS TESTING
5. ASBESTOS REMOVAL
6. COST OF CONFLICT
7. WELL POINTING
8. VIBROCOMPACTION/PILES
9. DEMUCKING
10. EXCAVATION OF ROCK
11. COST OF SUPPORTING UTILITY POLES
12. SHEETING/SHORING
13. RELOCATION OF UTILITY POLES
14. CONSTRUCTION/SILT FENCE
15. TRASH REMOVAL
16. CONTAMINATED/UNSUITABLE MATERIAL REMOVAL/REPLACEMENT
17. TREE RELOCATION AND PROTECTION
18. LANDSCAPING
19. DRAINAGE AND UTILITIES
20. BUILDING DEMOLITION
21. ELECTRICAL DISCONNECT
22. TOPSOIL

OWNERS RESPONSIBILITIES:

1. Provide all engineering and verifications of grades and dimensions. Benchmarks and accurate corner stakes shall be provided to confirm proper dimensions.
2. Provide adequate water and electrical outlets within 100' of courtside for use during all phases of construction.
3. Provide any and all documents including approved survey and site plans, required for permit application.
4. All cost related to permitting. $160.00/Hour (Approx Six (6) hours) + permitting fee.
5. Owner to supply current survey (past 1 year) and any/all required engineering documents.

24 Month Warranty on Workmanship and Materials

We hereby propose to furnish & install labor a/o materials— complete and in accordance with the specifications noted above, for the sum of:

Forty Eight Thousand Six Hundred Fifty **and 00/100 dollars** **$ 48,650.00**

Payment schedule: [x] 50% upon sign, 50% upon completion. [ ] as per contract specifications .

All material is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard industry practices. Any changes to work scope or products resulting in additional costs will be executed only upon written agreement. All agreements are contingent upon the absence of weather delays, accidents, strikes and acts of God and nature beyond our control. All guarantees exclude any and all liability for acts of vandalism, negligence of others, abnormal usage, lack of maintenance, work done by others –not in our contract, or conditions beyond our control. No guarantee or warranty will be applied to unknown conditions including, but not limited to, imperfections in the sub-base, base rock, and paving or concrete surface—when applicable. Owner is responsible for providing access to site with water and electric available during work scope. Owner to carry and maintain insurance coverage for fire, tornado, hurricane, and property losses during time of work scope.

Authorized signature: *Blake Merrell, VP* **Note: this proposal may be withdrawn if not accepted within 30 days**

Acceptance of Proposal — entering into Contract : The above prices, specifications, and conditions are satisfactory and hereby accepted. You are hereby authorized to proceed with work a/o order as specified. Payment will be made according to the agreed terms as outlined above. Interest of 5% will be charged to past due accounts beyond 10 days of due date. If collection must be made by an attorney or collection agency, all fees incurred will be the responsibility of the party accepting contract.

Authorized signature : _____ **, title:** _____ **Date :** _____

P.O. Box 384 (3520 SW Armellini Ave, Bay E) Palm City, FL 34991

o: 772-288-1826 f: 772-288-1844 e: papicosports@gmail.com

7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 ı Fax: 561-964-5009
www.sportsurfaces.com

PROPOSAL/AGREEMENT

February 5th 2025

CUSTOMER
Majestic Isles
10860 Imperial Seas Blvd.
Boynton Beach FL 33437

Agreement made between Sports Surfaces LLC. hereinafter called the Contractor and Majestic Isles hereinafter called the Customer for the conversion of (1) tennis court into (2) pickleball courts with respect to the following terms and specifications:

DEMOLITION

The Contractor will open a section of fence to gain access if needed and close upon completion. All fencing to remain as is. Seating Areas to remain as is. The Contractor will remove (1) pair of tennis net posts, footers and (1) tennis net. The Contractor will remove clay lines, clay surface, rock base and irrigation. The Contractor will remove pacer or concrete curb as needed. If fence poles are installed within concrete curb, curb to remain.

ASPHALT

Court Size: 60' x 120'
The Customer will provide HOA approval and septic tank/well location if applicable.
The Customer will provide stable access to construction site. A minimum of 20' wide access required for equipment access. If equipment cannot access construction site an additional charge for manual labor installation of rock base and asphalt will apply.
The Contractor will install 6" compacted lime rock or shell rock sub base.
The Contractor will compact sub base to 98% density.
The Contractor will install 1.5" of SIII asphalt compacted to 1".
The Contractor will install 1% slope via laser grading.
Please note: New asphalt has to cure for a min of 28 days prior to surface installation.

CONCRETE CURB

The Contractor will install 120'concrete curb between existing clay tennis court and new pickleball courts.

SURFACING OF PICKLEBALL COURT(S)

The Contractor will pressure clean and power blow court(s) as necessary to remove loose dirt, mildew and oil.
The Contractor will patch depressions greater than 1/16" after 1 hour drying time in sunlight, grind down any ridges as necessary.
(2) Coat of Acrylic Resurfacer over entire court area to fill voids and provide smooth surface.
(2) Coats of Color Concentrate (two-tone). To provide in depth color over court surface. Color Choice_____
The Contractor will locate, mark, and paint playing lines in accordance with USPA regulations using white textured heavy bodied acrylic latex paint. Lines for (2) pickleball courts.

EQUIPMENT

The Contractor will install (2) pairs of net post footers with sleeves to make posts removable for future replacement
The Contractor will supply and install (2) pairs of pickleball net posts, (2) pickleball nets and (2) center straps.
The Contractor will remove waste off site.

FEE

The Contractor agrees to provide tools, materials, labor, supervision and insurance to complete the above work for a sum of **SEVENTY EIGHT THOUSAND NINE HUNDRED US DOLLARS ($ 78,900.00)**********
February 5th 2025

7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 | Fax: 561-964-5009
www.sportsurfaces.com

CUSTOMER
Majestic Isles
10860 Imperial Seas Blvd.
Boynton Beach FL 33437

OPTIONAL – PLEASE INITIAL TO ORDER

Landscape/Weed Prevention: Owner shall, at Owner's expense, remove all trees, vegetation, and root balls with an invasive, expansive root systems to a depth of at least twelve inches (12"). The Owner shall treat the soil with a sterilant (Pramatol, Round-Up, or equal) that will effectively inhibit future growth of flora. In the event Owner cannot remove such vegetation, Owner will install a root barrier completely around the circumference of the playing surface. In the event Owner cannot install a root barrier, Owner hereby indemnifies, releases, and holds Contractor harmless of any damage that may or may not be caused by root infiltration, including, but not limited to, cracking, sinking, etc. Initial here to acknowledge_____ Weed prevention treatment applied prior to paving by Sport Surfaces ADD $ 650.00_____

Permits: The Contractor will pull permit and bill all permit and runner fees to customer. Surveys and engineering documents/wind load calculations provided by customer or charged as an additional cost to Customer if ordered through Sport Surfaces LLC. Fence Permit ADD $ 105.00_____ Court Permit approx. ADD $ 3,400.00_____
Permits provided by customer_____ Permit provided by Sport Surfaces_____

Color Choice Additional Coating: Light Colors and Red will need a 3rd Coat. ADD $ 1,600.00_____
Only applies to red and light colors. Most colors do not need additional coating.

Cushion Upgrade: The Contractor will install 5 Layers of Cushion Surface to give the court a "softer feel". Absorbs shock on joints. ADD $ 13,900.00_____
Option 2: Cushion x Cushion Matt 4 mm thickness to absorb more shock. ADD $ 19,900.00_____

Divider Fencing:
Contractor will install fencing with vinyl coated wire. Line posts to be 2 ½" OD and Corner posts to be 3" OD. Top rail all 1 5/8". Corners to each have one side braced with middle rail.
50' x 4' high divider fencing with (2) 5' wide openings for access ADD $ 2,500.00_____

SOD: The Contractor will replace sod around perimeter of court with St. Augustine Grass ADD $ 750.00/pallet_____

February 5th 2025

CUSTOMER
Majestic Isles

7011 Wilson Rd.
West Palm Beach Fl. 33413
561-964-2001 ı Fax: 561-964-5009
www.sportsurfaces.com

10860 Imperial Seas Blvd.
Boynton Beach FL 33437

PROVISIONS:

The Customer agrees to pay a deposit of 50% due upon acceptance of proposal.
The Customer agrees to pay a deposit of 30% due upon commencement/installation of asphalt.
The Customer agrees to pay a deposit of 10% deposit due upon installation of fencing.
The Customer agrees to balance upon completion of the above-proposed work.

GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Sub-base settling may cause new puddles to form on the surface which would not be covered under the warranty. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: https://sportsurfaces.com/terms-and-conditions/

Respectfully submitted by: *Sandra Kasper* - Sport Surfaces LLC.

Proposal accepted by: _____ Title: _____ Date: _____