



MacARTHUR CENTER PROPERTY OWNERS' ASSOCIATION, INC.

P.O. BOX 32397, PALM BEACH GARDENS, FL 33420

Reg Miller called the Meeting of the Directors of the MacArthur Center Property Owners Association, Inc. to order at the Gardens Mall Community Room, Palm Beach Gardens, FL at 3:34 p.m., July 17, 2024.

Present:

Reg Miller, President/Director	SLM Group (McHale & Slavin)
John Csapo, Director	Gardens Pointe POA
Sarah Kudisch, Director	The Gardens Mall
Clint Saraylian, Director	San Matera at the Gardens
Shawna Bedford, Secretary	Harbour Oaks/Illustrated Properties
Andrea Brauner, Senior Property Manager	NAI/Merin Hunter Codman, Inc.
Jordan Paul, Treasurer/Director	NAI/Merin Hunter Codman, Inc.
JoAnn Carlisi, Property Administrator	NAI/Merin Hunter Codman, Inc.
Jacqueline Lewis	Gardens Pointe POA
Melody Christle	Blue Diamond Towers
Karen Kayla	Mira Flores

Not Present:

Nicholas White	Palm Garden Properties
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Roll call: Reg Miller called the Board of Director's Meeting to order at 3:34 pm and a sign-in sheet was signed by all who attended.

Proof of Meeting Notice: JoAnn Carlisi verified proof of notice sent to all Association members.

Approval of April 17, 2024 Meeting Minutes: Reg Miller made a motion to waive the reading of the last meeting minutes, Shawna Bedford seconded and the motion was approved.

Old Business:

- City – Universal Paint Pallet: Reg Miller relayed to all that the Parcels POA requested approval from the MacArthur master association to update the color pallets for the buildings located within that business development, transitioning from a mediterranean style to a more modern aesthetic. He indicated the Parcels POA brought in a designer to determine what the current trends were for exterior building colors in the area and their board was provided with samples, which were more neutral compared to the current terracotta/orange tones. The Parcel POA motion that was recently approved read that, the proposed new Sherwin Williams Paint Colors - neutral brown (7568), canvas tan (7531), natural choice (7011), alabaster (7008), shell white (8917) and pearly white (7009) be adopted as the preferred pallet for any new construction or for repainting existing structures, with the understanding that owners will not be required to repaint their properties within the parcel until the existing exterior paint has reached its useful life cycle. It was further understood that the adopted colors may be adapted, or compatible colors added on a case-by-case basis upon approval from the board of directors, and that if the motion was approved, it must also be approved by the master POA as well as the City of Palm Beach Gardens. Both Sarah Kudish and Shawna Bedford recommended that there be a time frame for all properties to transition from one color scheme to another. Reg asked for a motion to approve the color scheme as presented with a recommendation for a time limit on the transition. Shawna Bedford made the motion, John Csapo seconded, and the motion passed unanimously.

- **Downtown at the Gardens Project Updates:** Reg Miller reported that the POA Vice President and representative of the Downtown at the Gardens, Adam Sich had resigned from the Board and that his letter of resignation was very supportive of the Board and reflective of the accomplishments that were made and he wished the POA much success in the future. Shawna Bedford reported that ShopCore, who previously owned DTAG and employed Adam, sold the property to Edens and closed in July. She explained that prior to the sale, Edens had requested that the Master POA provide them with an estoppel as well as clarity on what the Board previously approved ShopCore to build. She relayed the Master POA responded back with the request that Edens provide their relationship with ShopCore before moving forward. Andrea Brauner confirmed that neither management nor the Board had received any further communication from the new ownership since that request.
- **Open Board Position:** Reg Miller stated that with the departure of Adam Sich, the POA may appoint an additional Board member and suggested that Nicholas White return. Reg reminded the members that Nick previously stepped down as a board member to allow John Csapo to return to the board and Nick was elected as Board Advisor. Shawna Bedford questioned if anyone saw any benefit in extending that open board position to the new ownership representative of Edens. The board decided that the new representative should be invited to attend future meetings to be brought up to date until the next election whereby the new owner could be eligible to run for voting member of the board should they desire. Reg made the motion that we fill Adam's position with Nicholas White through this election season; John Csapo seconded, and the motion passed unanimously.

New Business:

- **2nd Quarter 2024 Financials:** Jordan Paul reported on the financials for the last 6 months stating that from a revenue standpoint, the POA was ahead of budget simply because the \$46K received from Mira Flores was not budgeted. Jordan reminded all that the consensus was to leave those funds in the reserve and be utilized for upcoming projects, one being the sidewalk project which estimated to be \$25K to \$30K higher than originally projected. He relayed that expenses had been tracking on the lower side primarily due to timing issues. Jordan also reported that the POA's renewal of the D&O Insurance Policy had increased by approximately \$18K. Andrea Brauner confirmed that management asked both Marsh & McClellan and Insurance Office of America to continue to shop the markets for improved rates in the meantime.
- **Current Projects/Landscaping:** Reg Miller revisited the conversation from the last meeting regarding the work that current landscaper Brightview was providing. As Reg had previously asked Andrea Brauner to seek out other companies to obtain bids, Andrea presented the Directors with the landscaping scope of work and pricing of the current vendors (Brightview, Advanced Eco and Truegreen) as well as "all-inclusive" bids from two other companies. She explained that the POA currently utilizes separate vendors for tree trimming, mulching and fertilization and that Brightview primarily handles lawncare, cleaning the beds and low shrubbery care. Andrea stated that although she noticed a significant improvement in Brightview's performance, they still need to be reminded periodically that certain areas needed better attention. Reg Miller shared his concerns, specifically referring to the PGA medians and that they be cleaned out as soon as possible. Sarah Kudisch shared that she believed Brightview performs the landscaping in Wellington and those medians were beautiful in comparison to those along PGA, so it may be a matter of crew management and manhours dedicated to the POA. Andrea Brauner explained that it was tricky to schedule the medians during normal daylight hours, as it was a large safety concern due to the amount of traffic along that roadway, and that the City would not allow them to block a lane of traffic but agreed that it was necessary to complete. She promised to instruct Brightview to trim back the vegetation and clean out the pine needles as soon as possible. Sarah Kudisch then questioned if the new prospects would have enough manpower to handle the area and suggested to inquire how many labor hours each company would dedicate. In summary, Jordan and Reg both inserted that the yearly cost savings of \$18K for an all-inclusive contract was not significant enough to guarantee that a new vendor would be able to handle the workload without cutting corners and that a learning curve would certainly be involved. Shawna Bedford recommended that Brightview be provided with a 90-day probationary period for them to improve, and the Board agreed.

- **Gardens Mall – Traffic Control Devices:** Sarah Kudish made a recommendation to the Board that the traffic control devices on PGA Boulevard be wrapped to beautify those areas. Sarah distributed mock-up samples of the various coverings and asked the Board for their thoughts. Reg Miller and the other board members had no objection to the idea and encouraged Sarah to move forward.

Reg Miller asked the Board for any final comments. Shawna expressed concern that the landscaping in the DTAG area has deteriorated in the past 6 weeks, which could be the result of the ownership transition.

Jordan Paul shared his concern regarding a new federal Corporate Transparency Act that requires registration of every officer of a corporation or LLC. Jordan said the penalties for non-compliance are quite significant, so he performed some preliminary research to see if the MacArthur POA was exempt from it, but discovered the Association is not exempt. He said that more research would be done on the topic, and it would be added to the October Board Meeting agenda for further discussion.

There being no further business, Reg Miller thanked everyone for attending and asked for a Motion to adjourn; John Csapo made motion; Jordan Paul seconded, and the meeting was adjourned at 5:18 pm.

Respectfully submitted by,



Andrea Brauner
Senior Property Manager
NAI Merin Hunter Codman, Inc.