



MacARTHUR CENTER PROPERTY OWNERS' ASSOCIATION, INC.

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

Reg Miller called the Meeting of the Board of Directors of the MacArthur Center Property Owners Association, Inc. to order at the Gardens Mall Community Room, Palm Beach Gardens, FL at 4:38 p.m., April 17, 2024.

Present:

Reg Miller, President/Director	SLM Group (McHale & Slavin)
Adam Sich, Vice President	Shopcore/Downtown at the Gardens
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
Nicholas White, Board Advisor	Palm Garden 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.

Not Present: N/A

Roll call: Reg Miller called the Organizational Meeting to order at 4:30 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 January 19, 2024 Meeting Minutes: Reg Miller asked for motion to waive the reading of the last meeting minutes. Sarah Kudish made the motion to approve the minutes; Adam Sich seconded, and the motion was approved.

Selection/Organization of the 2024-2025 Board of Directors:

Reg Miller reintroduced the group and asked those present and interested in serving on the Board if one of them would be willing to serve as a special Advisory to the Board, rather than as an acting Officer/Director. Nicholas White graciously offered to step down as Director and accept an Advisory position if appointed. Reg Miller thanked him and asked for a motion to add Nicholas White as Board Advisor; John Csapo made the motion; it was seconded by Adam Sich and the motion passed unanimously. Reg also asked for motion for the present board members to maintain their current offices and include John Csapo as Director. Adam Sich made motion, it was seconded by Shawna Bedford and the motion passed unanimously. Reg congratulated the winners and thanked the board for their support in the POA.

The Board of Directors as selected by the Voting Members:

Reg Miller, President
Adam Sich, Vice President
Sarah Kudisch, Director
Jordan Paul, Treasurer
Clint Saraylian, Director
Shawna Bedford, Secretary
John Csapo, Director
Nicholas White, Board Advisor

Old Business:

- **Downtown at the Gardens Project Updates:** Adam Sich reported that DTAG was completing the installation of the pavers on the roadway and expects to open the road to pedestrian traffic in May; however, it will remain closed

to vehicular traffic. He said they have commenced work on the new grand stairs in front of the theatre, which is 11 feet wide on each side cascading to the north and south and expect the stairs to be completed in August 2024. He relayed that the South tower had been completed with new fixtures, finishes and PVC that resembles wood cladding and they are awaiting City approval on the theatre building for the last façade piece. Reg Miller recommended the Board be able to have advance notice to do a “soft walk through” prior to the grand opening. Adam stated that there may not be a grand opening, but rather a notification of substantial completion. Shawna Bedford asked about the hotel plans, and Adam stated that the hotel plans are still with the developer with a target date of Q1 of 2025.

Reg Miller stated that there has been some discussion at the Parcel’s POA level that is time for a lot of the buildings to be painted and they are trying to decide what kind of city pallet the city would be open to; Reg told them he would discuss this with the master association board. He said that the parcel property manager that works with Catafumo stated that they would ask the City to create a universal pallet that would go along with the redevelopment of Palm Beach Gardens, and that and the City and the Parcel’s POA are currently in discussions on this. Reg indicated he does not believe the master POA board should be involved at this point but stated that the Board will be the ones responsible for disseminating what they believe is to the benefit of the entire membership within the master POA boundaries.

New Business:

- **Selection of Future Meeting Dates, Times and Location:** There were no reports of conflicts with future dates and times as selected for the remainder of 2024 and 2025; Wednesdays, 3:30pm at the Gardens Mall Community Room on July 17, 2024, October 16, 2024, January 15, 2025, and April 16, 2025. All were approved unanimously.
- **3399 PGA Sign Package Submittal – Comerica:** Reg Miller recommended that the revised plans for Comerica’s signage be formally approved at the meeting. Reg Miller made a Motion to approve, and Sarah Kudish seconded; the motion passed unanimously.
- **Divosta Towers Signage:** Reg Miller stated that Blue Diamond Towers had a sign installed on the North tower that should not be there; that DiVosta received the city’s approval for the signage however, the request was not submitted and approved by the Board. There was no further discussion as to addressing the sign.

2nd Quarter Financial Report:

As Jordan reported on the 2nd quarter financials during the annual meeting, he just wanted to reiterate that the \$500,000 credit line has never been accessed and at any given time, there is close to \$1M in liquidity for emergencies, and the check for \$46,500 received from Mira Flores for releasing the easement did not target a specific use; therefore, those funds could be utilized to address sidewalk issues or emergencies if ever needed.

Jordan also reported that the renewal of the credit line is expected the end of July, and Centennial Bank offered to renew with the same terms as last year but with a slight increase to their bank fee (which went from \$250 to \$300), and at an 8.5% interest rate. Jordan made a motion to renew the credit line with Centennial Bank upon its renewal on July 31st with the \$300 fee; Reg Miller seconded, and the motion passed unanimously.

Jordan Paul also reported on the renewal of the insurance policies in June. He said that he and Andrea reached out to the broker that handled it through Marsh but found their broker to be quite unresponsive. Jordan stated that Merin Hunter Codman has several policies that are dealt through Insurance Offices of America (“IOA”) and have an outstanding commercial agent. Jordan and Andrea had this broker review the current POA policies and had a few suggestions, one being that there is no real need to carry an umbrella policy. He reported there is a \$2M limit on the liability insurance and the POA does not carry a crime policy. Lastly, it was pointed out that there is a

small D&O policy, which affects the entire board but was not expensive, approximately \$2,500. Reg suggested the Board could hold a special meeting with IOA's written recommendation via a zoom meeting so it can be distributed for Board review. Jordan made motion to authorize Insurance Offices of America to be our agent and make recommendations on how we can most economically improve our coverage. Reg Miller seconded, and the motion passed unanimously.

Current Projects:

- Andrea Brauner reported to have received (3) major sidewalk repair proposals for the areas on the north side of PGA ranging from \$65,000 to over \$100,000 and recommended awarding the bid to Florida Sidewalks for \$65,000. Jordan made a motion to move forward with the proposal from Florida Sidewalks and proceed with the repairs; Shawna seconded, and it passed unanimously.
- Shawna Bedford expressed concerns of substandard quality of service provided by Brightview, specifically the buffer around Chase Bank and the entire side between Fairchild and the Gardens mall entrance. Andrea reported that Brightview believed they were maintaining that area as part of the 3399 PGA Building contract, so when their services were terminated, Brightview stopped maintaining it. Andrea Brauner held a meeting with one of the city planners who corroborated that the buffer area was not the POA's responsibility, but rather the owner of the 3399 PGA building and property. Andrea said that with that information she reached out to the building's representatives asking for them to either address the area or provide documentation to support their claim that it was the POA's responsibility. Andrea was provided with an affidavit from Nick White that revealed an agreement between the City, the owner of 3399 PGA, and the POA that the POA was in fact responsible for maintaining a 50' buffer around the property. Once learning of this, Andrea notified Brightview that this buffer was indeed within their scope of work under the POA contract and must be maintained.
- Sarah Kudish stated that she would like to establish landscaping standards and asked for Andrea's assistance to do so. Andrea agreed and said she received a quote from American Grounds, who is offering an all-inclusive landscaping contract which includes tree trimming, mulching, pest control and fertilization, but excludes landscape replacements and irrigation. Andrea asked Sarah to determine if there were additional services she would like to add to the contract. Reg asked that the Board please be cognizant of not going over budget. Andrea relayed that this all-inclusive contract would theoretically save the POA approximately \$30K a year. The board decided to review at a later date in the event other services may be added to their scope.

There being no further business, Reg Miller thanked everyone for attending and made a Motion to adjourn; Jordan Paul seconded, and the meeting was adjourned at 5:17 pm.

Respectfully submitted by,



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