

**BOARD OF DIRECTORS
KINGS POINT RECREATION CORPORATION, INC.
Minutes
September 18, 2025**

Present: Ken Bradley, Frances Delarato, Rhona Diccicco, Lisa D'Ortiz, Rochelle Feinberg, Dennis Frizzell, Howard Hoffmann, Bonnie Lefkowitz, Barry Levine, Lisa Manzione, Carollee McDaniel, Joseph Miller, Frank Prieto, Sandra Rosenthal, Mitchell Schwartz, Arthur Simon, Mary Ellen Sorce, Cindy Turschmann, Stephanie Watman

Absent: Robert Brochu, Nancy Curry, Erika Hanke, Richard Lindner, Michael Marcus, Ada Martinez, Dorie Nickelsberg, Fran Morrow, Joel Rosenshein

Procedural & Organizational Matters

1. Meeting called to order by *Chairperson Rochelle Feinberg* at 9:35 AM.
2. Quorum present. In the absence of Fran Morrow, Mitchell Schwartz can vote.
3. Approval of Minutes – Motion to accept the May 15, 2025 minutes as written by Bonnie Lefkowitz. Motion made by Barry Levine and seconded by Mitchell Schwartz and approved unanimously.
4. Items to be considered for the next meeting – None.
5. Treasurer's Report – Read by Howard Hoffmann

Maintenance & Special Projects

1. **Maintenance Updates given by Danny Jacks, Vesta Property Services.** –
Completed Work – New Lake fountain behind Main Clubhouse, Parking lot painting, street sign and light pole painting. **Ongoing Work** – Culvert inspection on East side of community is complete, pool and A/C repairs continue needing to be done, Theatre ceiling is being painted and repaired and lighting being replaced, MCH outdoor pool project is going well, the pool shells are completed (fully cemented and gunite) the spa is currently be excavated, rebar and plumbing being done, Bath House permit was approved. **Upcoming** – Mulching around community will be done, will be assisting with drainage issues at the Exec Golf Course, additional drainage will need to be done at the Flanders Pool Deck, tree trimming will begin in two weeks around the community.
2. **Security Updates given by Noah Bell, Allied Universal.** – There are two scams currently being perpetrated in the Delray/ Boca area. **1. Car Transport Scam** – Apps for booking car pickup/delivery services are being hacked. They are delivering your vehicle to another location. It is important to ensure when signing off that you are verifying the address is the one where you want the vehicle delivered to. **2. Bail Bondsmen Scam** – A phone call is being made pretending that a family member is in jail, and a bond will have to be paid to get the family member out of jail. They send an uber driver to your house to pick up cash and take the money to the scammer.

New Business

1. **Financial Review Minutes** – *Howard Hoffmann, Financial Review Chairman*
2. **Building Committee Minutes** – *Arthur Simon, Building Committee Chairman*

Old Business

Good & Welfare

1. Sunshine Committee Report
2. Bus Ridership
3. Deputy Report
4. Security Reports
5. Gate Guest Passes
6. Gate Tally Report

Insurance Claims against Community:

Updates pending

Communications/Letters

1. Letter sent to S. Daniels of Capri F regarding an incident at the Pickleball Courts with another resident resulting in his recreation area privileges being suspended for an additional 60 days.
2. Letter received from O. Rios of Normandy L regarding an incident with a guard at the Flanders Pool. C. McDaniel responded that the Director of Security was notified about the negative interaction, and the guard was removed from the property effective immediately.
3. Letter received from G. Chase of Saxony N regarding adding stop signs near the Saxony Lane/Saxony Place intersection. C. McDaniel responded that due to the PBSO contract and road survey that was required we are unable to add or remove any signage from the community roadways.
4. Letter sent to J. Grover of Seville I regarding a tour bus coming onto property unauthorized and uninsured resulting in a warning being issued.
5. Letter sent to A. Weinberg of Monaco E regarding an incident in the Monaco Ballroom resulting in his recreation area privileges being suspended for 60 days.
6. Letter sent to M. Klyuchkin of Normandy I regarding balls being strewn about the table tennis room causing safety concerns resulting in a warning being issued.
7. Letter received from A. Bizaev of Normandy T regarding ID suspension due to unpaid Association fees being paid to the association. C. McDaniel responded that the ID's have been reinstated due to confirmation of payment.
8. Letter received from S. Daniels of Capri F regarding the suspension of his recreation privileges. C. McDaniel responded that suspension will be reduced to a warning.
9. Letter sent to J. Roth of Saxony N regarding an incident at the Pickleball Courts with another resident resulting in a warning being issued.
10. Letter sent to B. Hecht of Brittany J informing him to cease and desist in soliciting in the Kings Point Community.

11. Letter sent to J. Glazerman of Brittany L regarding harassment of Transdev employees resulting in her recreation area privileges being suspended for 60 days.
12. Letter sent to B. Michaels of Brittany F regarding his club application being denied after review.
13. Letter received from C. St. King of Tuscany E regarding rumors that Kings Point being sold. C. McDaniel responded that the Board was unaware of these rumors and there are no such plans in the works by the Board of Directors.
14. Letter received from M. Esposito requesting that the ID's be released for 96 Capri B due to the current lessee having to go back to be with family due to illness. C. McDaniel responded that the ID's could be reissued once the unit is re-rented.
15. Letter received from P. Lane of Waterford A requesting that the rental car fees be reimbursed due to the mainline break at Waterford that caused damage to her vehicle. C. McDaniel responded that while the damage to the vehicle will be paid by KPRC the car rental fee is not.
16. Letter received from B. Michaels of Brittany F regarding proposals he suggested regarding solar powered lighting on the golf courses. C. McDaniel responded that the golf cart paths must remain as designed, which is for golf carts only.
17. Letter received from Barry Michaels suggesting that first aid kits and defibrillators be added throughout the community. C. McDaniel responded that the board would take this into consideration.
18. Letter received from L. Hannah of Burgundy G requesting ceiling mounted electrical outlets be added to the sewing room. C. McDaniel responded that the request is denied at this time, in the future other options can be looked at if it becomes necessary.
19. Letter received from A. Delgado of Normandy Q requesting IDs be released for a new renter due to the current lessee breaking lease early. C. McDaniel responded that the rules regarding lessee IDs are very specific and IDs for a new renter cannot be released until the current lease expires.
20. Letter sent to J. LaCorte of Normandy D regarding an incident at the Normandy Gate resulting in her recreation area privileges being suspended for 60 days.
21. Letter sent to S. Adorno of Flanders B regarding an incident at the Monaco Pool resulting in her recreation area privileges being suspended for 60 days.
22. Letter received from M. Dowling of Burgundy E regarding a tree causing concern on the golf course. C. McDaniel responded that the golf course superintendent looked at the tree in question and it would be removed.
23. Letter received from J. Glazerman of Brittany L regarding the suspension of her recreation area privileges. C. McDaniel responded that the suspension remains as is.
24. Letter sent to R. Norinsky of Flanders N regarding an incident at the Flanders Pool resulting in her recreation area privileges being suspended for 60 days.
25. Letter sent to R. Rooney and B. Cullen of Piedmont C regarding an open house that took place at their unit resulting in a warning being issued.
26. Letter received from A. Cimmino & C. Cimmino regarding Brittany F requesting the IDs be released due to early termination of the current lessee. C. McDaniel responded that the rules regarding lessee IDs are very specific and IDs for a new renter cannot be released until the current lease expires.

27. Letter received from L. Lacoff of Saxony E regarding the Saxony Gate bar code only allowing him entrance during certain times. C. McDaniel responded that the sticker only works during those hours because these are the gate hours that allow entrance or exit from Saxony.
28. Letter received from A. Bizaev of Normandy T regarding parking violations at the Normandy T building. C. McDaniel responded that KPRC has no jurisdiction over parking at the Normandy T building.
29. Letter received from C. Sutton of Brittany A request for gym supervision during the summer months. C. McDaniel responded that the board would take the request into consideration.
30. Letter received from D. Topchain of Tuscany D requesting that the Go Fund Me for her son be promoted. C. McDaniel responded that our hearts go out to her regarding her tragic loss, KPRC cannot promote Go Fund Me accounts on behalf of residents.
31. Letter sent to S. Echel of Monaco N regarding a verbal confrontation with a staff member in the Administration Office resulting in a warning being issued.
32. Letter sent to B. Hyner of Capri C regarding an incident in the woodshop resulting in his recreation area privileges being suspended for 30 days.
33. Letter received from J. Prucha of Brittany K regarding background checks of residents and lessees. C. McDaniel responded that this is the responsibility of the condo management companies.
34. Letter received from E. Lugo of the Volen Center regarding partnering with them. C. McDaniel responded that the board would take it into consideration.
35. Letter sent to A. Sile and C. Sile of Monaco H regarding vehicles parked overnight at the Monaco Clubhouse with authorization resulting in a warning being issued.
36. Letter received from L. Nedru requesting IDs be released for a new renter due to the current lessee breaking lease early. C. McDaniel responded that the rules regarding lessee IDs are very specific and IDs for a new renter cannot be released until the current lease expires.
37. Letter received from M. Dowling of Burgundy E thanking C. McDaniel for helping to take care of the tree that was causing concern on the golf course.
38. Letter sent to B. Michaels of Brittany F regarding a false report on Next Door about an incident at the Flanders Pool resulting in a warning being issued.
39. Letter sent to B. Michaels of Brittany F regarding posing of private community business on social media resulting in communication being ceased.
40. Letter received from I. Patasnik of Burgundy L regarding articles that appear in various publications regarding Kings Point. C. McDaniel responded that while we may disagree on much of what is reported or the characterization of Kings Point, the 1st amendment of the constitution guarantees freedom of speech.
41. Letter received from M. Rosenthal of Saxony M requesting that cooling elements be installed during the new Main Clubhouse Pool project.
42. Letter sent to The Volen Center asking them to cease and desist sending communication to the KPRC Board members.
43. Letter received from R. Fox requesting that the ID's be released for 625 Burgundy N due to the current lessee having to go back to be with family due to illness. C. McDaniel responded that the ID's could be reissued once the unit is re-rented.

44. Letter sent to H. Toretzky of Normandy regarding an incident at the Normandy Gate with a guest resulting in her recreation area privileges being suspended for 60 days.

45. Letter received from V. Szanto of Piedmont E requesting CPR classes be offered in the Clubhouse. C. McDaniel responded that the recreation area will not be offering these classes on property, but there are multiple locations nearby that any person would be able to take the training.

Motion to adjourn by Barry Levine, seconded by Cindy Turschmann and approved unanimously.

Meeting adjourned at 11:11 AM

Respectfully submitted,

Bonnie Lefkowitz, Secretary