Royal Mansion Condominiums

8600 Ridgewood Avenue
Cape Canaveral, FL 32920
Prestige Property Management – 321-501-0654 – prestigeofbrevard@att.net

Board of Directors
Meeting Notice and Agenda
To be held
September 11, 2025
6:30 p.m.

This meeting shall be held in the clubhouse located at 8600 Ridgewood Avenue, Cape Canaveral, FL 32920 and by ZOOM Video Conference. Please join the meeting by clicking the following link:

https://us02web.zoom.us/j/85047377822

Agenda

1. Call to order
2. Establishment of Board quorum
3. Reading or waiver of the reading of the previous Meeting Minutes
4. Reports of Officers, Committees or Agents:
5. Old Business:
    a. Pool and Spa Pool Pack Replacement
    b. Paver Project to Pool and Overlook Decking area
    c. New Stairwell Railings
6. New Business:
    a. Preliminary Review of 2026 Budget
    b. Sealcoating to Parking Area
7. Comments from owners: Please limit your comments to 3 minutes or less. Thank you.
8. Next Meeting or Workshop Date: TBD
9. Adjournment

Posted:

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Board of Directors
Meeting Minutes
held
October 24, 2025

This was held in the clubhouse located at 8600 Ridgewood Avenue, Cape Canaveral, FL 32920 and by ZOOM Video Conference at the following link: https://us02web.zoom.us/j/85047377822

This meeting was called to order at 5:02 p.m.

A quorum was established with 4 of 5 Directors present. Jeff Denton and Chris Hendron were present via ZOOM. Kevin MeMayo and RJ Sicre were in person. Robert Monette was excused.

RJ motioned to waive the reading of the minutes held 8-16-25 and approve same. Kevin 2nd. All were in favor, and the minutes were accepted as submitted.

RJ then motioned to waive the reading of the minutes held 9-11-25 and approve same. Chris 2nd. All were in favor, and the minutes were accepted as submitted.

Reports of Officers, Committees or Agents:
Jeff reported that Prestige Property Management (PPM) was in the process of transiting over items from HMI, focusing on the financial information, opening local area bank accounts and contacting vendors. PPM has also taken the lead on the projects that have been somewhat delayed due to inactivity by HMI.
Jeff then read a brief financial report indicating that there was only one account in arrears and that was from an inspection completed on the balcony. He noted that the cash in the operating account held $40,643 in prepaid amounts and that the monies from the insurance difference were still being held in the operating account. There was $646,000 in the reserve accounts however, those funds need to show the SIRS required funds separated from the Non-SIRS funds. PPM will work with Jeff on setting them up for FY2026. Jeff then noted that there was $502,000 remaining on the loan, which puts the Association on track to have it paid off in 7 years, at which time new roofs will most likely be due.

Old Business:
Pool and Spa Pool Pack Replacement: Lori met with Alex from Ariton to discuss and work on the plan of action for this project. Since they only received their deposit check a week prior and that fact that it takes 8 to 10 weeks to fabricate the pack's, he was hesitant to commit to a start date prior to January. He informed Lori that IF they receive the packs the first week of December, then he could schedule it

to be done the 2nd week, with a start to finish timeline of 7 business days, weather permitting. They walked the area that will be affected by this work, and it was noted that 3 trees will need to be removed along the fence area to allow the excavator room to move and an area to place the dirt removed. The paver edge along the landscaping bed will also need to be removed as they will get broken by the weight of the machinery. We will try to save as much landscaping as possible as it was only recently installed. Jeff wanted to stress the desire to have the project completed in 2025 as January was the busiest time of the year for those that rent out their units. Lori will send notice to the owners next week about the closure of the pool.

Paver Project to Pool and Overlook Decking area: Lori also met with Dustin of Imperium Pavers to go over that scope of work. It was noted this project was to take 3 weeks, again weather permitting. They were ready to start possibly the 2nd week of November. Dustin was to contact Lori in the next week. Owners will be notified of the closure of the pool and decking for this project at the same time as the pool pack replacement notice. The observation deck is to be removed and once the project the Board will decide if they will put it to a member vote to NOT replace it.

New Stairwell Railings: Tabled. Lori will reach out to schedule a date to meet with this vendor as she was told that field measurements were needed. It was noted that while the proposal was received several months ago, they only received the deposit check. Jeff noted that the hallways cannot be re-coated until the railings are done.

New Business:
Preliminary Review of 2026 Budget: Jeff went over a few line items on a preliminary budget he was working on. He informed the members that insurance was the driving factor for the budget and that he was optimistic the costs of insurance have leveled off, so he increased the current insurance premium by 8%. He remined folks that they were using the funds from the overage from this year's budget for the upgrades to the pool equipment and the new pavers and decking at the pool which would have otherwise had to be a special assessment. The reserves were being funded according to the statutes and that he and Lori will be meeting to go over these items to be certain they had the most useful life, etc., for budgeting purposes. He noted that maintenance would be funded at $32,000 with $16,000 of that to be used for the new cleaning company that was hired to which he noted they were doing a very good job. The AC lines are also being maintained by an outside vendor. After further discussion, RJ motioned to approve the DRAFT budget to be sent to the members. Kevin 2nd. All were in favor and the motion passed.

Sealcoating to Parking Area: Kevin would like to see this project be completed in the spring, after the busy season, as you can hardly see the parking space lines. Lori noted that there are some repairs that also needed to be done, and she has maintenance filling in some of the larger potholes. Lori is also obtaining bids for this project.

Comments from owners:
A unit owner asked when the last day would be with HMI – it was noted that November 30, 2025, is their last day. Folks should continue to send their monthly dues to HMIM until further notice.

There was general discussion relating to getting electric to the gates around the pool for a possible future electronic locking system and the possibility of just running the conduit when the pavers were removed and wait to pull the lines. The Board received one bid, but it was a bit ambiguous in its language and left a lot of areas gray. Lori will get another bid for this. She will also get some

information relating to electronic locks as she understands that they don't have the best rating, being directly next to the ocean.

Jeff wanted to thank Johanne Richard & Richard Pelland for all their help around the property. They have also volunteered to relocate many of the plants along the pool equipment fencing that they can salvage and plant them in other areas around the property.

Next Workshop: Budget Workshop – November 15, 2025 – 11:30 a.m.
Next Board Meeting: Budget Adoption – November 15, 2025 – 12:30 p.m.

With no further Business to come before the Board, Jeff motioned to adjourn the meeting at 6:11 p.m.