Royal Mansion Condominiums
8600 Ridgewood Avenue
Cape Canaveral, FL 32920

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

Due to the limited agenda items to be addressed, this meeting shall be held by ZOOM Video Conference only. Please join the meeting by clicking the following link:

https://us02web.zoom.us/j/84519380169

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: Tabled
5. Old Business: Tabled
6. New Business:
    a. Termination of HMI Management contract
    b. Review and approve Prestige Property Management contract
    c. Confirm Bank Signatory Status/Authorizations
7. Comments from owners: Please limit your comments to 3 minutes or less. Thank you.
8. Next Meeting or Workshop Date: TBD
9. Adjournment

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8600 Ridgewood Avenue
Cape Canaveral, FL 32920

Board of Directors
Meeting Minutes
held
September 11, 2025

This Meeting was held by ZOOM Video Conference only at the following link:
https://us02web.zoom.us/j/84519380169

This Meeting was called to order at 6:31 p.m.

A quorum was established with 5 of 5 Director present all by ZOOM Video Platform.

Reading or waiver of the reading of the previous Meeting Minutes: Tabled

Reports of Officers, Committees or Agents: Tabled

Old Business: Tabled

New Business:
Termination of HMI Management Contract: Jeff Denton explained that the Board has had a very hard time getting HMI to work on items at the association and they never come onto the property to inspect anything. They were also concerned that it takes multiple calls and emails until someone finally responds. As such, RJ Sicre motioned to terminate HMI's contract effective December 1, 2025. Chris Herndon 2nd. All were in favor and the motion passed.

Review and approve Prestige Property Management contract: Multiple Board Members met with Lori Barrella of Prestige Property Management and felt her team would be a great fit as she was local (just 5 miles away) and had many contacts with local vendors. She works with a maintenance person who is not her employee and was ready to start immediately on the property. As such, RJ motioned to accept PPM's contract with an effective date of October 1, 2025. Robert Monette 2nd. All were in favor and the motion passed. It was discussed that PPM would transition during this time as there are many large projects ready to start that Lori will need to be involved in. It was also discussed that HMI will need to honor their contract up to December 1, 2025. Lori will be working on the financials as she will need to re-create the entire year since HIM's accounting system is not what PPM uses.
Confirm Bank Signatory Status/Authorizations: The Board will need to move the funds currently held under HMI's umbrella into locate bank accounts. Lori has a working relationship with

Sunrise Bank located in Cocoa Beach, and they offer great lockbox or online ACH payment options. They also have competitive rates on their CD's and money market accounts. They will also earn interest on the operating account. As such, Kevin o DeMay motioned to open operating and MM accounts at Sunrise Bank. RJ 2nd. All were in favor and the motion passed. Robert then motioned to appoint Jeff Denton, Kevin DeMayo and Lori Barrella as having signature authority on the accounts. Chris 2nd. All were in favor and the motion passed.

Lori Barrella then informed everyone that a welcome letter would be sent out soon with various information relating to the transition to the new management company. She and Jeff will be working on the 2026 budget and she will be focusing on the financials the first few months to be sure everything was ready to go on December 1, 2025. She will have maintenance start asap and feels confident she will make a great impact on the community, and she appreciates the trust the Board has shown on her firm.

Jeff mentioned there would probably not be a meeting again in September

Comments from owners: One owner questioned if the dues for 2026 would stay the same, and it was mentioned that until they sit down, they do not know for sure what it will be; however, the Board was happy to see insurance finally level off.

Next Meeting or Workshop Date: TBD

With no further Business to come before the Board, Kevin motioned to adjourn the meeting at 7:00 p.m.