ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 10, 2023 Via Zoom and in the Clubhouse

Call to Order

The Board Meeting was called to order at 10am by President Jeff Denton.

Proof of Notice and Quorum

Ms. Rumely advised the meeting agenda was emailed to all owners at least 48 hrs. in advance and mailed at least 14 days in advance as required by FS 718. A quorum of the Board was established with the presence of William Behrle, Kevin DeMayo, Jeff Denton, and John Oliver (zoom) . Shawn Parker was absent and excused.

Minutes

A motion to approve the minutes of the May board meeting and the May closed personnel board meeting as presented was made (Oliver/Behrle) and carried unanimously.

Financials

John Oliver summarized the financial condition of the community and advised the expenses are at budget. The loan is reduced with monthly payments and the annual audit invoice has been paid. The insurance downpayment was made from the operating account.

Manager Report

Ms. Rumely summarized her report and responded to questions from the Board. She was asked to remind the AP team to pay insurance premiums from the SA account when it is set up. Mr. DeMayo advised the open job requisition for a part-time maintenance person needs to be adjusted. He will provide the changes so Ms. Rumely can update with Associa HR.

OLD BUSINESS

Gate Surveillance Cameras/Lighting

Mr. Behrle and Mr. Denton advised the entry gate is currently open due to a power issue with the call box. ECF is working with Cell Gate on the issue but repairs should be under warranty. There has been no action on surveillance cameras since the failure of the Wyse camera pilot. It will be necessary to pursue a hard-wired option with RV Communications. Their last quote has expired which specified a new camera and a server update. The City needs to confirm the location of the camera pole; Mr. Denton will follow-up on that issue. A motion to proceed with RV Communications was made (Behrle/DeMayo) and carried unanimously. An update is needed for the RV Communications quote.

Hallway Paint Project

Mr. Oliver advised that owners are responsible to keep their Property Managers updated with the week to week schedule for this project. All dates are tentative due to the weather. He advised that the Board has implemented a maintenance schedule for the newly painted hallways. There has been no negative feedback on the color and only a few issues with angry guests about noise and access limitation.

Pool/Spa Repairs

APPROVED

Mr. Behrle reported there is a power issue with the pool/spa heater. Eric the Gas Man is scheduled for Tuesday to make the repair.

Light Shields

Mr. Denton reported the Code Enforcement Inspector conducted a night-time inspection and deemed the light shields on Building 2000 still allow too much bright light. The Inspector specified that the light bulbs must be orange or amber March thru October. Mr. Behrle will pursue acquisition of the correct light bulbs.

Special Assessment Approval

Mr. Denton reported he has sent a letter on behalf of the community to the Insurance Commissioner and Governor DeSantis asking for help and relief from the high insurance premiums. He then reviewed for the members the expense items to be covered by the special assessment. The largest expense is to cover the increased insurance premiums. With the Board, he discussed options to increase spending on some items and reduce spending on others. Mr. Oliver and Mr. Denton will issue a revised special assessment spreadsheet with new rates for each type of unit no later than Monday. A motion to adopt the proposed special assessment as adjusted was made (Denton/Behrle) and carried unanimously. A brief discussion ensued on splitting up the payment, however the Board recognized the cash flow issue requires a one-time payment which will be due on July 15th.

Onsite Mailboxes

No update at this time.

NEW BUSINESS

Hurricane Policy

Ms. Rumely presented the 2022 hurricane policy and asked if the Board felt an update is needed. The Board agreed no changes are needed and the document should be sent out again to all owners with an acknowledgement form. Ms. Rumely will send it out again with the July agenda/meeting notice.

Milestone Inspection – Recon Response

Ms. Rumely advised that she has been in contact with the vendor about the schedule for this inspection and that the vendor said they will work with the Board on dates. The board discussed options and determined that dates in the September-October time frame would be best. The vendor has advised they must get into 20-25% of the units and will need approximately 20 minutes for the inside inspection. Ms. Rumely suggested she can solicit volunteers who will make their units available – about 27 units are needed spread out across all three buildings. She will contact the vendor to set this schedule.

Open Forum

Members were encouraged to send letters to the Insurance Commissioner and Governor about the impact of the high insurance premiums on their families.

The owners of 2305 asked about a resolution to the low spot on their balcony where water puddles. Mr. Denton provided the contact info for R.L. James who has recoated some of the balconies to solve this problem.

Next Meeting – July 15th at 10am in the Clubhouse

Adjournment – a motion to adjourn at 11:33am was made (Behrle/DeMayo) and carried unanimously.

Minutes Taken By: Carol Rumely, LCAM, Community Association Manager

APPROVED