ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 15, 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. A quorum of the Board was established with the presence of William Behrle, Kevin DeMayo, Jeff Denton, and Shawn Parker. John Oliver 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

Mr. Denton summarized the financial condition of the community and advised the expenses are at budget. The loan is reduced with monthly payments. Ms. Rumely provided some additional details.

Manager Report

Ms. Rumely summarized her report and responded to questions from the Board.

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 awaiting a part to make this repair. There has been no action on surveillance as funds are needed from the Special Assessment to make the necessary purchase.

Hallway Paint Project

Mr. Behrle has scheduled the newly painted hallways to be blown 2 times a week and mopped/pressure washed every other week. Touchups to chipped paint will be part of the every other week task.

Turtle Lights

Mr. Behrle will pursue acquisition of the correct light bulbs.

On-Site Mailboxes

Mr. Parker advised there has not been an update from the Cape Canaveral PO.

Other Old Business

Mr. Behrle and Mr. DeMayo gave an update on the skill sets of the new maintenance tech Justin Herrera. Recruitment is still underway for a second part-time maintenance tech.

APPROVED

A request was made to put a copy of the Spectrum Channel Guide on the web portal.

NEW BUSINESS

Denial of Rentals to Certain Groups

The Board discussed the challenges the community experiences every year when the youth baseball tournament is held in Brevard County and investor owners rent their units to these families. This year it was reported that one unit was noted to have many more kids in it than the rental info form indicated. It was very apparent that neither the Property Manager nor the Owners were monitoring rentals during this event. There were also challenges to the use of the pool after dark by these families despite posted notices that the pool closes at dusk. Ms. Rumely suggested getting a legal opinion on the Board's options and Mr. Parker asked Ms. Rumely to check on Associa resources for this challenge.

Annual Fire Inspection

Ms. Rumely reminded the Board and members that the annual inspection is scheduled for Monday and Tuesday August 28-29 and requires access into every unit to test the smoke alarms and fire sounders. She presented an information form she would like to email out to all members to gather updated info on door codes and rentals. The Board reviewed and advised the form can be distributed.

Next Meeting – August 12th at 10am in the Clubhouse

Adjournment – a motion to adjourn at 11:07am was made (Behrle/DeMayo) and carried unanimously.

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

APPROVED