ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 12, 2023 Via Zoom and in the Clubhouse

Call to Order

The Board Meeting was called to order at 10:01am 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.

Minutes

A motion to approve the minutes of the July board meeting as presented was made (DeMayo/Behrle) and carried unanimously.

Financials

Mr. Denton summarized the financial condition of the community and advised the expenses are at budget. There are only six owners who have not paid the Special Assessment and only two who are delinquent with the regular monthly assessment.

Manager Report

Ms. Rumely summarized her report and responded to questions from the Board. She advised she has a form to email out to get volunteers for the Milestone Inspection that requires access to the interior of 20-25% of the units as part of this inspection. She also extended her thanks to the owners who have already submitted their access info for the fire inspection scheduled for 8/28-8/29.

OLD BUSINESS

Gate Surveillance Cameras/Lighting

The entry gate is back in service as of 8/11 and Mr. Denton extended his thanks to Mr. Behrle for working with ECF to get the part needed for the repair. He advised that more action on identifying the cameras and lighting for the gate can be taken now that the Special Assessment funds are available.

Turtle Lights

Mr. Behrle advised he has a prototype bulb that can be programmed with multiple colors from a cell phone app. These will cost approximately $20 from Amazon. He will get a quote from Beach Electric for the installation.

On-Site Mailboxes

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

APPROVED

Denial of Rentals to Certain Groups

Mr. Denton provided the members with some background on the reason for this policy to be considered by the Board – damage to the common property by certain renters associated with the baseball tournaments. A legal opinion on such a policy will be needed.

Fire Inspections

Ms. Rumely reminded members that an individual access info form is needed from all owners. The Board confirmed that any missing/failed sounders will be charged to the unit owner. Mr. Denton advised that the sounders are no longer made and when the current inventory held by the Association is gone, a new fire alarm system will be needed.

Personnel

A second part time maintenance tech is in the hiring process. Mr. Denton confirmed that payroll is not going to exceed the current budget. Mr. Behrle has developed a customized task list for each position.

Milestone Inspection

Ms. Rumely advised this is scheduled for the end of September well in advance of the deadline. The form to solicit volunteers will be emailed out to members after the September meeting.

Other Old Business

Cell Gate

Mr. Behrle reported he has contacted all new owners who need to get the app on their phones.

Rentals less than 7 Days

The Board advised members aware of other owners renting for less than seven days to report them to the City.

Dogs on Property

The Board reminded owners that rental guests may not have dogs unless they are Service Animals or Emotional Support Animals and the required documentation must be provided with the rental info form.

NEW BUSINESS

2024 Budget

Mr. Denton advised he is working up a draft and there will be a budget workshop to include owners. He is considering a Special Assessment to handle the expected high insurance premium which would keep a significant increase out of the regular monthly assessment. The Board will hold the Budget Workshop with the regular Board meeting on 9/9.

Next Meeting – September 9th at 10am in the Clubhouse

Adjournment – a motion to adjourn at 11:20am was made (Behrle/DeMayo) and carried unanimously.

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

APPROVED