ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 10, 2024 Via Zoom and in the Clubhouse

Call to Order

The Board Meeting was called to order at 10:00am 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 Kevin DeMayo, Jeff Denton, Shawn Parker, and RJ Sicre. Chris Herndon was absent and excused.

Minutes

The board reviewed minutes from July . A motion to approve these minutes as corrected was made (DeMayo/Parker) and carried unanimously.

Financials

Mr. Denton summarized the community's performance through July 31st as under budget. The largest expenses are the insurance premium at $42K plus per month and the loan at $9K per month. He noted that water is nearly $9K per month. Other expenses such as trash, Spectrum, Management, US Lawns, and the Reserve contribution are flat. He mentioned that he and Mr. DeMayo had replaced the pump in the fountain and some boards on the beach walkways, which was a savings for the association. On a cash basis the community is in the black by approximately $1000.

Manager Report

Ms. Rumely summarized her report and advised the Accounts Receivable is under control with only one delinquent owner who brought the account current in early August.

OPEN FORUM

An owner asked about the Trex stored on the north parking lot. He was advised it is being kept there and expressed concerns about liability. At this time, the Board advised there is no other place to store it.

Old Business

Balcony Floor Coatings

Mr. Denton advised the Board has changed their position on this subject. A motion to allow owners to provide an ARC form with any vendor they choose to recoat their balcony should include product specifications that the material will provide water proofing and vendor qualifications including a COI and license was made (DeMayo/Sicre) and carried unanimously.

R Leak Repair Options

Mr. Denton advised that water/dye testing has continued.

APPROVED

Landscape Renovations

The Board confirmed a new challenge – rock is washing out or is knocked out of the plant beds. Some form of border is needed which the Board plans to purchase and install. Mr DeMayo has been weeding these rock plant beds, and this task will be added to the Maintenance Tech's work list. Mr. Herndon mentioned the sidewalk repair that is needed on the north side of Building 3000. Ms. Rumely will get a vendor on it.

Spectrum WAP Evaluation

Ms. Rumely advised no update has been received from Spectrum. An owner mentioned that the WiFi is problematic in Building 3000 now. Mr. Denton suggested asking for a Zoom call with the decision makers at Spectrum.

MySafeFLCondo Program

Mr. Denton advised he expects a fall distribution of the forms to continue the application process, and he reminded the members on the call that 100% support will be needed to be successful in obtaining funds.

Recruitment of Maintenance Staff

Mr. Denton has modified the job description for a "groundskeeper" and is expecting better candidates. Ms. Rumely will set up preliminary phone interviews with interesting candidates.

Special Assessment Collections

As of this meeting, there are still about one third of the owners who have not paid this assessment. Ms. Rumely confirmed she had a blast email reminder sent out along with the required mailing.

Expansion of the J&J Condo Cleaning Bid

Mr. Denton advised this was under bid and would not be considered.

Repair Quotes for Stair Railings.

Ms. Rumely presented a second vendor's bid which broke down the costs for the individual projects. She will advise the two impacted owners of the cost for new patio gates. One owner will have to pay for the gate due to the damage they inflicted. The Board has questions about how the vendor proposes to secure the new brackets to the existing handrails. A motion to approve the $2200 for the beach access gates and the two new aluminum gates for $900 was made (DeMayo/Sicre) and carried unanimously.

Other Old Business

A motion to approve the quote from Vero Pool Service for $767 for a new Spa filter pump was made (DeMayo/Denton) and carried unanimously.

New Business

2025 Budget Planning

Mr. Denton advised Ms. Rumely has provided a draft and he is working on V2 for the Board to review. He reminded the Board and members on the call that in 2025, the insurance premium must be included in the operating budget and cannot be collected as a Special Assessment.

APPROVED

Open Forum for Owners

An owner asked if she could repaint her patio railing herself and she was advised she can proceed. Another owner asked about the stripping of the parking lanes in the parking lot and suggested they be repainted with reflective paint. Mr. DeMayo advised he is working on the next quarterly newsletter and needs contributions from anyone.

Next Meeting Dates:

September 14th – Budget Workshop

October 19th – Budget Approval

November – skip

December 14th

Adjournment – a motion to adjourn at 12:04pm was made (Sicre/DeMayo) and carried unanimously.

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

APPROVED