ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 20, 2024 Via Zoom and in the Clubhouse

Call to Order

The Board Meeting was called to order at 10:02am 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 Jeff Denton, Chris Herndon, and RJ Sicre. Kevin DeMayo and Shawn Parker were absent and excused.

Minutes

The board reviewed minutes from August 2024 . A motion to approve these minutes as presented was made (Sicre/Herndon) and carried unanimously.

Manager Report

Ms. Rumely summarized her report and advised that a few owners has not paid the Special Assessment, but all have been sent delinquency notices. The Board will decide how to proceed with any remaining unpaid Special Assessments at the next meeting.

Old Business

RS/SIRS – Mr. Denton advised of receipt of these reports and summarized a discussion on Zoom with the reserve analyst to make some adjustments. He explained to the membership how the statute requirements to split the reserves will be implemented on the association balance sheet. The reports once finalized will be posted to the web portal.

Balcony Floor Coatings – Mr. Denton acknowledged that some balconies are leaking into the units below. Any recoating is the owner's responsibility. He reminded owners that the vendor they select should be licensed and insured and experienced in waterproofing. They can consider Tek Systems who did the hallways.

Leak Repair Options – Mr. Denton advised that a new serious leak has developed from 2302 into 2202 apparently from the clerestory windows. The Board reviewed the quote from R.L. James for $16,241 which outlines repairs to each of the units investigated recently. A motion to accept this quote was made (Sicre/Herndon) and carried unanimously with the caveat that 2302/2202 be added to the scope of work.

Spectrum WAP Issues – Ms. Rumely advised that she has been directed to contact a representative from Jaguar Technologies to schedule the wiring work for Building 1000. A report of streaming issues with the current speed was reported by a resident. The Board briefly discussed the option to upgrade the networks before contract renewal at an increased cost to the owners.

Maintenance Tech – a new staff member started on Monday. Ron Martin will be working 40hrs/week Monday thru Friday. He needs to focus on the hallways which are very dirty/sandy. A Board Member noted he was seen limping and advised Ron had hurt himself on the previous weekend. Mr. Denton will be ordering new grates for the grills. Mr. Denton thanked Mr. Herndon for working on the interview/hiring process.

APPROVED

Special Assessment Collection Status – Ms. Rumely advised that sixteen owners have not yet paid the SA. Each one of them was reminded in an email and sent a written Notice of Late Assessment. If not paid by the next month, an Intent to Lien can be sent. That step will be discussed at the next meeting.

Stair Railings – Ms. Rumely provided an answer from the vendor about how he plans to connect the railings to the wall. Mr. Denton advised he would like to talk to the vendor before he starts work.

New Business

Annual Fire Inspections – Ms. Rumely advised these have been scheduled for September. Mr. Denton explained for new owners that this inspection is to confirm the rental business license is in place, an evacuation plan is displayed and the fire sounders, fire extinguisher and smoke detectors are all functional.

2025 Draft Budget - Mr. Denton advised that he and Ms. Rumely have worked up a draft and he explained that the full insurance premium must be included in the operating budget and cannot be collected as a Special Assessment. He reviewed the budget strategy on each line item for the members. The final result is a 2025 draft budget of $317,616.50. Atrium units will pay $697.74/month, patio units $862.14/month and penthouse units $1254.91 effective January 1st, 2025.

Next Meeting Dates:

October 26th – Budget Approval

November – skip

December 14th

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

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

APPROVED