ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 11, 2025 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 Kevin DeMayo, Jeff Denton, Chris Herndon and RJ Sicre. Shawn Parker was absent and excused.

Guest Presenter: Lisa Bryant representing Wire 3

Ms. Bryant introduced her company and described their service of providing fiber internet connectivity available to Royal Mansion at no charge for the installation. Wire optic speed to each unit would be 1GB for $60/month. Higher speeds are available to individuals at their own expense. The association basic fee of $60/month would be covered by a bulk agreement. A cable TV solution is available via USA Wireless for an additional fee of $32.99/month. Since many residents already use streaming services, the cable TV solution might not be necessary. Ms. Bryant advised the Customer Service Center is located in Daytona Beach via text/call/email 24x7. Access is via an app individual to each unit with unique personal passwords. Ms. Bryant asked the Board to determine when the Spectrum contract ends. This fiber solution would be available for devices such as door locks, flood detection devices, Roombas, etc.

Approval of Minutes

A motion to approve the minutes of the October 26th, 2024 meeting and the December 12th, 2024 meetings was made (DeMayo/Sicre) and carried unanimously.

Financial/Management Report

Mr. Denton advised that while the association is in the red on an accrual basis, they are in the black on a cash basis. Ms. Rumely advised the Accounts Receivable was under control.

OLD BUSINESS

Leak Repair Schedule

Ms. Rumely reported that Jim Caton advised he is finished with repairs in Building 3000 and is now working in Building 1000 and 2000. Mr. Rapai advised of a new leak in 2306 that needs to be investigated.

Spectrum Wiring Updates – Building 1000

Ms. Rumely advised she has called and emailed the subcontractor a few times without getting a call back to schedule. The Board advised that office connectivity needs to be added to the scope of work when they come on property.

Stair Railing Repair Schedule

Ms. Rumely advised she has had challenges getting all the required vendor documentation from BT Welding. She will continue to work with the vendor and resend the scope of work to Mr. Denton. She was also reminded to inform the owners of 3101 that they would have to reimburse the association for the new gate. The gate at 3104 will be replaced at the association's expense as it was removed many years ago. Mr. Denton specifically asked to see the estimates for the beach walkway gates.

Fire Extinguisher Certifications

Ms. Rumely reported these are still in process.

Cell Gate Application Challenges

Jim Valle from East Coast Fence is working with the technical support team at Cell Gate. They have determined a new part needs to be ordered and installed. Mr. Denton advised he wants to know the root cause of the failure.

Revised Pet Policy

Mr. DeMayo reinforced to the members that owners may have one dog under 50 lbs., and it must be walked off the property. He advised the current challenge is renters arriving with dogs despite the Rental Info form they sign specifies that no pets are permitted except Service Animals or Emotional Support Animals. The Board has asked the attorney to devise an updated pet policy to be distributed to owners and property managers specifying the documentation that will be required of renters to bring SAs or ESAs with them when they visit. A motion to table adoption of the revised pet policy for renters until the next meeting was made (Ramiro/Denton) and carried unanimously.

NEW BUSINESS

EV Charging Station Request from an Owner

Mr. Baternik, owner in Building 2000, has requested permission to install an EV Charging Station attached to his electric meter on the west end of the building at his expense. He provided a cover letter and the electrician's proposal for the Board to review. The Board members expressed some concerns and asked Ms. Rumely to present this request to the association attorney for his opinion.

Owner Offer to Repaint Monument Sign

Mr. Denton advised that he and Mr. DeMayo would repaint the monument and thanked the owner for his offer. They also plan to add some new plant materials when the painting is completed.

Exterior Caulking of Windows/Doors

Mr. Denton advised there is no current maintenance plan for caulking between scheduled repainting of the condominium buildings. He asked Ms. Rumely to request an estimate from RL James for a mid-term caulking of windows/doors.

APPROVED

Reasonable Rule Regarding Guests Use of Amenities

Mr. DeMayo presented a draft of a reasonable rule requiring owners to be present when they have guests using the community amenities. A motion to have the attorney draft a formal policy on guests using the community amenities was made (DeMayo/Herndon) and carried unanimously.

Annual Meeting Planning

Ms. Rumely advised the Annual Meeting will be scheduled for March 15th and the statutory call for candidates has been mailed out. Members wishing to serve on the Board should email or fax their Intent form to Ms. Rumely not later than February 3rd.

Maintenance

Mr. Denton reminded Ms. Rumely about a service call to LB1 Gutters to reinstall the cover boxes on Bldg. 1 and Bldg. 3. He also has questions about separating the Reserve Funds into regular reserves and SIRS reserves. The Board wants to consider a project to remove the gray Trex decking at the edge of the pool deck and elevate that section of the deck to the fence height removing the elevated deck there now.

Next Meeting Date: February 8, 2025

Adjournment – a motion to adjourn at 12:45pm was made (Sicre/Denton) and carried unanimously.

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

APPROVED