**ROYAL MANSION CONDOMINIUM ASSOCIATION**
**BOARD OF DIRECTORS MEETING MINUTES**
**March 15, 2025 Via Zoom and in the Clubhouse**

**Call to Order**

The Board Meeting was called to order at 10:52am 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, Robert Monette, and RJ Sicre.

**Approval of Minutes -** A motion to approve the minutes of the February 2025 meeting was made (DeMayo/Denton) and carried unanimously.

**Financial/Management Report -** Mr. Denton summarized the past month's expenses noting the cost of tree pruning was higher than usual as both the dunes and palms were done in the same month.

**Manager Report -** Ms. Rumely summarized her report and reviewed the accounts receivable as #2,236.69 due from just three owners. Two of whom have already brought their accounts current.

**OLD BUSINESS**

**Leak Repair Schedule -** Ms. Rumely reported that Jim Caton advised he is scheduling work the week of March 17th. A new roofer has been engaged to evaluate the condition of the roof.

**Spectrum Wiring Updates –** Ms. Rumely advised that Jaguar Technologies has not responded to multiple requests to schedule the work in Building 1000. Ms. Jackson advised that the current problem appears to be too many users and suggested that a 'purge' may be needed. This would terminate logins no longer in use since the guests have left the property. Mr. Denton suggested this might need to be done before and after the high season. The "guest" network should be targeted first if possible. There was some concern that the "devices" network could be negatively impacted if all three networks were purged. It may be time to identify a person above the account rep to demand a copy of the contract. A data analysis of network usage on each of the RMC networks would be helpful.

**Fiber Evaluation –** The Board would like to have the vendor get an engineering evaluation of how the wiring will be brought to each unit. Ms. Rumely will contact the vendor.

**Stair Railing Issues –** Mr. Monette offered to get some additional evaluations done on the railings and get additional bids for the board to consider.

**Fire Extinguisher Certifications -** The Board asked if compliance with the requirement can be forced.

**Revised Pet Policy for Renters -** A motion to adopt revised pet policy for renters was made (DeMayo/Monette) and carried unanimously. Ms. Rumely will distribute to both owners and property managers.

**Rule Regarding Friend Use of the Amenities –** Mr. DeMayo explained this policy was drafted to address owners who provide access to the amenities to their friends who are not staying in the unit. A motion to adopt the revised rule on friends was made (DeMayo/Monette) and carried unanimously.

**NEW BUSINESS**

**Landscaping –** Mr. DeMayo advised that there is some plant materials around the clubhouse that need to be replaced and upgraded. It is apparent there are some irrigation issues that need to be repaired for approximately $1000, which includes $680 in labor.

**Open Forum**

The owner of 1103 asked that a dead shrub be replaced, and more rock mulch added. Other owners mentioned the paint bubbles seen after rain on the exterior of the building. Mr. Denton advised that a high lift is needed to reach most of the paint bubbles and hiring a painting contractor. He also noted that guest abuse of the coatings on the stairs will also require bringing Tek Systems back for repairs. The subject of adding a capital contribution was brought up again.

**Next Meeting Date: April 12th and May 10th**

**Adjournment –** a motion to adjourn at 12:11pm was made (Sicre/Denton) and carried unanimously.

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

APPROVED