ROYAL MANSION CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 17, 2025 Via Zoom and in the Clubhouse

Call to Order

The Board Meeting was called to order at 10:01 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, Robert Monette, and RJ Sicre. Chris Herndon was absent and excused.

Approval of Minutes - A motion to approve the minutes of both the April 12th and April 29th 2025 meetings was made (DeMayo/Monette) and carried unanimously.

Financial/Management Report - Mr. Denton summarized the past month's expenses noting there was that the HMI management fees have been increased per contract. There were no major expenses for the pool and spa.

Manager Report - Ms. Rumely summarized her report and reviewed the accounts receivable. The owner of 1115 and1302 is requesting a waiver of interest and late fees. A motion to waive the late fees but not the collection fees was made (DeMayo/Monette) and carried unanimously. Since this owner had claimed not to have received the delinquency notices, a motion to send all future delinquency notices to members be done both by snail and certified mail was made (DeMayo/Denton) unanimously.

OLD BUSINESS

Leak Repair Schedule – Mr. Denton expressed concerns about not receiving any billing from RL James for the work that has been done. He wants to know if this water testing is considered under warranty. As of this date, Ms. Rumely reported that Building 3000 is done. There is one owner who is concerned in Building 2000 and there is work to be done in Building 1000. Ms. Rumely will coordinate with owners when Mr. Caton's schedule is known. A new owner of 3205 at the meeting reported leaks from the recent storm, so Ms. Rumely will advise Mr. Caton to reschedule another water test here.

Stair Railing Issues – Mr. Denton mentioned that some temporary brackets have been placed on some railings. The cost for repairs is escalated as most vendors want to replace them rather than repair the railings. A motion to approve a new quote from Florida Fencing for $31,400 was made (Sicre/DeMayo) and carried unanimously. Ms. Rumely will need to send the vendor the requirements to be set up in Strongroom for payment.

Stair Coatings – Mr. Denton advised that Tek Systems has submitted a new quote for $9,000 to resurface the stairs using a less gritty coating – they will schedule periodic maintenance to address scuffs.

Atrium Balcony Inspections – Mr. Denton provided a contact to provide the inspection certificate for DBPR at a cost of $35 per atrium unit. Owners may opt out by providing their own inspection report. Ms. Rumely advised this inspection will be done next week.

NEW BUSINESS

APPROVED

Budget Adjustments – Mr. Denton summarized the options for addressing the extra funds due to reduced insurance expenses. One option is to establish a new reserve category (Insurance Overage), and the funds could be used to fund some overdue projects. Assessments can remain the same for the rest f 2025 and the extra funds can be used for overdue projects. Other options include reducing the assessments and doing a special assessment for outstanding projects. Discussion ensued with the members in the room as well as online to gain some consensus. A motion to retain the current assessment level was made (DeMayo/Sicre) and carried unanimously.

Guests with Dogs – Mr. DeMayo reminded everyone that a Resolution regarding Service Animals and Emotional Support Animals was passed a few months ago. He reported that some guests are still brining gods without providing the required documentation with their rental info form. He stated this rule must be enforced as a safety related issue. He recommended a "fining committee" be established. He would like to see two boxes added to the Rental Form: I don't have a dog, and I do have a dog with documents. The fining committee will be comprised of Judy Matthews, Sandy Garcia and a third person. He would also like to see language added reminding folks of the one-week renal requirements.

Open Forum

A member reported that some guests are disposing of cigarettes over the balcony railing.

Next Meeting Date: June 14th at 10am

Adjournment – a motion to adjourn at 12:15pm was made (DeMayo/Monette) and carried unanimously.

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

APPROVED