Royal Mansion Condominiums

8600 Ridgewood Avenue
Cape Canaveral, FL 32920
Prestige Property Management – 321-501-0654 – prestigeofbrevard@att.net

Board of Directors
Meeting Minutes
held
January 21, 2026
6:00 p.m.

This meeting was held in the clubhouse located at 8600 Ridgewood Avenue, Cape Canaveral, FL 32920 and by ZOOM Video Conference at the following link: https://us02web.zoom.us/j/83456086057

This Meeting was called to order at 6:03 p.m.

A quorum was established with 5 of 5 Directors present. Jeff Denton was in person, all others were present via Zoom.

Notice was posted at least 48 hours in advance of the meeting.

Jeff motioned to waive the reading of the minutes from the meeting held on 11-22-25 and approve same. Kevin DeMayo 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees or Agents:
Jeff reported that 2025 in all was a good year in that insurance went down almost 50%, there have been improvements made to the property, some still in progress. Roof estimates were obtained and he was happy to report that they were coming in almost ½ of what the reserve specialist said we had to fund the SIRS line item for, so the members will most likely see that savings next year when the new budget is completed. He noted that management was working with the city and an engineer to obtain the permit that was not pulled for the new retaining wall but at this time, there was no firm date the permit would be pulled. The Board will be working on obtaining bids to have the parking lot mill and paved, in lieu of just sealcoating as well as other smaller projects.
Lori Barrella then informed the members that she is still working to reconcile the financials from HMI as they continue not to send her items she requests. She also has requested owner statements, so she had an accounting of previous payments owners have made, which she also has not received.

Old Business:
Pool and Spa Pool Pack Replacement: Lori informed the Board and Members that the pool pack was nearly complete and what a large job that was! A new fencing section will need to be installed as the pool-pack equipment now has a separate pack for the spa, as by code they can no

longer share. The gas meter was moved west about 5 feet to allow the backhoe ample access to remove the old equipment, and new lines will need to be installed from the new meter to the heaters. The project was permitted and approved by both the County Health Department and the City of Cape Canaveral.

Paver Project to Pool and Overlook Decking area: This project garnered a stop work order by the City due to the fact that no permit was pulled prior to the work commencing. Lori has found an engineer who has agreed to work on a drawing and then have an general contractor submit same to the city. Lori has given the engineer photos of the work in progress showing each step of the phase, which they will be submitting to the city as evidence of meeting certain guidelines for a retaining, such as installing rebar between the cinder blocks and back filling with concrete and putting stabilizer footings inside the new deck area, to name a few. Management will not know what other work will need to be performed, such as the possibility of a French Drain, etc., until the City comes out to inspect the area. There were questions relating to the gazebo and if that was going to be re-installed. Jeff informed the members that should the Board decide not to reinstall the gazebo, it would go to a member vote for same. There as general discussion relating to material alterations, etc., and it was explained that the gazebo was required to be removed to allow the new decking to be constructed. There were also some concerns that there would be no shade in the area and the Board mentioned that perhaps large, free-standing umbrellas could be installed. Lori is also working with an architect to draw up plans to have the gazebo reinstalled so that costs can be obtained, as this was something past management did not obtain.

New Stairwell Railings/Pool Fencing: It was determined that new fencing will be installed around the entirety of the new pool decking as the railings that was removed cannot be re-used due to deterioration. The Board previously approved of having new stairwell railings installed but after inspection, it was determined they could be repaired and painted. There was one section of stairwell railing that did need to be replaced at the 3000 building, as well as 2 owner gates, and these will be completed. The cost of installing a pool fence in lieu of the stairwell railings netted the Association a savings of approximately $10,000.00, some of which will be used to properly repaint the stairwell railings with marine grade paint.

Sealcoating/Mill & Pave to Parking Area: This item was tabled.

New Business:
Website Approval: Lori reminded the Board that per the Florida Statutes, an association with 25 or more units is to have a website, with a unit owner portal for protected reports, etc. She obtained a proposal from My Island Designs to create a site for an initial fee of $1,500.00. He also charges $50 per month to update the site. Kevin motioned to approve the proposal. RJ 2nd. All were in favor and the motion passed. There was a question if more than one bid was obtained for this service and Lori informed everyone that multiple bids were not necessary on items less than 5% of the operating budget. There was another comment that a unit owner just had to create a site for a business and the cost was more than 3 times that amount.

Hallway Deck Coatings: This item was tabled. Lori is trying to schedule a date to meet the painting company, Tech Systems, on site to go over this project.

Pest Control: Lori explained that the current service provider charges owners fees to service the interior of the units. She further explained that this should not be an additional fee as they provide “barrier” treatment and if this is failing and bugs are making their way into units, they should “honor” their product and not charge. Therefore, she has obtained a few bids from local

area providers that she has worked with. Greenwing Pest and Bryan's Pest. After brief discussion, Robert motioned to approve the bid from Bryan's Pest. RJ 2nd and commented that he prefers to use a more boutique company, a small business if you will, as he felt they would be more responsive. A call for a vote was made – all were in favor and the motioned passed.
Lori will contact Pest Prescription to let them know their last service date will be the end of February, new service will start March 1, 2026.

Comments from owners:
Several members commented that the fire transponders are flashing yellow – Lori will contact ATP.
Comments relating to opening the clubhouse daily for residents and possibly having community functions more often were received.
Another owner commented that they did get water intrusion from the walkway cleaning last week. Maintenance did find that the unit above's threshold had a crack along the edge and he sealed same. Jeff would like the situation with "thresholds" be put on the next agenda as there have been ongoing issue with them.
Owner David Moon wanted to thank the Board for their volunteer service to the community, and he was happy to see that communication was getting better. He wanted to bring to the attention of the Board the fact issue with dog walking, in that, the rule mandated that the dog be walked off property, however, there is only one pedestrian gate, which is not anywhere near his unit, and there was no lighting at the gate. He is trying to raise his child to be responsible and walking the dog is one thing they are working on; however, he doesn't feel safe letting them leave the property so far from their unit. He asked if perhaps a gate could be installed along the south end of the property and that proper lighting be installed at the gates.
He then went on to ask about the use of the clubhouse and possibly turning it into a gym, which would offer residents another amenity other than just the pool. He finished by asking why the removal of the gazebo wasn't discussed prior to the paver project begin started. Jeff explained that it was dropped by past management and as previously discussed, the matter is open and being worked on.
Finally, another unit owner asked if the broken storage shed under the north crosswalk could be removed. Jeff instructed Lori to have maintenance remove it as nothing should be stored under any crosswalk.

Next Board Meeting: February 16, 2026 - 6:00 p.m.

Annual Meeting Date: March 21, 2026 – 12:00 p.m.

With no further Business to come before the Board, Rober motioned to adjourn the meeting at 7:20 p.m. 2nd by RJ. Meeting adjourned.