Royal Mansion Condominiums

8600 Ridgewood Avenue
Cape Canaveral, FL 32920
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Board of Directors
Meeting Minutes
held
Saturday, March 21, 2026

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/82286799077

This Meeting was called to order at 12:40 p.m.

A quorum was established with 3 of 4 Directors present, all in person. Chris Herndon was excused.

Notice was posted no less than 48 prior to this meeting.

Reading or waiver of the reading of the previous Meeting Minutes: None

Reports of Officers, Committees or Agents:

Old Business:
Jeff reported that the landscaping took a very hard hit from the freeze last month. They are evaluating the situation and will be removing the dead shrubs from around the property. The trees and larger shrubs will be checked to see if they have any "life" remaining, but we will be following local guidelines to allow the trees/shrubs another month or so before hard trimming to allow them to have time to regenerate. The plumerias around the property will be the most difficult to trim as the freeze caused them to "pop" inside the stalks, turning the "milk" toxic which will require cleaning the blade in hydrogen peroxide after each unit to avoid transference to other stalks. Kevin suggested having Johanne Richard work on this when they return in the Spring as she previously submitted suggestions for some areas of the property. Manager Lori reminded the Board that this could be a costly project, one that was not budgeted for, and the use of non-sirs reserves from deferred maintenance will most likely have to be used. It was noted there is no insurance for "plantings".

Paver Project to Pool and Overlook Decking area: The permit was submitted to the City on Friday, March 20 and we are waiting to see what the City will require from us after they review same. There was general discussion relating to the gazebo and if it would be rebuilt. Jeff informed the members that a vote will be taken relating to this matter. It was also determined that a "survey" will be sent to the members for their input and to get an overall idea if management should continue working to obtain pricing for the gazebo, as it will take an architect to design the structure as well as getting contractors to bid the project, both of which are time consuming. There was discussion that included

possibly having large, commercial grade umbrellas placed along the east side of the pool area which would offer more shade than a gazebo would.

New Stairwell Railings/Pool Fencing: The pool fencing cannot be installed until the stop work order has been removed by the City. The fence company did come out and replace some brackets on some railings; however, they left a terrible mess with screws protruding from the walls; large stucco chucks removed; they did not "repair" the railings with new end caps, etc., Lori will be contacting Florida Fence Products to ask for a meeting to inspect the work to date.

Sealcoating/Mill & Pave to Parking Area: The Board discussed several options for the parking lot and decided that a workshop was in order to go over the contracts and determine what company they would like to use. It was the consensus from the Board that they will most likely opt for "repairs with sealcoating and striping" vs. a full mill and pave at this time. First, making repairs will give the Association at least another 3 to possibly 4 years to fund the paving line item so an assessment would not have to be levied.

Hallway Deck Coatings: Tabled

Roofing Bids to Reroof and Maintenance Plans: The Board would also like to have a workshop to go over the roofing proposals. Lori noted that she was still trying to get apples to apples and was only waiting on a few more items. She also reminded the Board that they needed to get a roofer for at least a maintenance plan as they currently have a leak in unit 2206 from 2306. She also suggested that the clubhouse roof be re-roofed as soon as possible as there were active leaks in the office room as well as exposed wires on the roof.

Amendment to the By-Laws re: Annual Meeting Date: As there was no quorum for the Membership Meeting, this item is tabled until the rescheduled members meeting may be held. It was noted that the proxy from today's meeting is good for 90 days from today's date.

Discuss possibility of Installing Gate on South portion of the property: Tabled.

New Business: Jeff relayed that there was still an issue with the fire panel sounder and that they were actively working on a plan. Lori will reach back to ATP to get them to agree to a meeting to go over the issues.

Jeff also pointed out to Lori that the new strapping on the chairs and chaise lounges was already "sagging". Lori will contact the vendor who recently re-strapped the chairs.

Comments from owners: Several owners commented and questioned the member vote issue for the gazebo and Jeff reiterated that a member vote will be conducted, however; more information had to be obtained until such vote can be taken, as costs have not been obtained to replace the gazebo. Jeff would like a "suggestion" section on the survey Lori will work on getting out to the members.

Workshop and Board Meeting Date: Friday, March 27, 2026, 2:00 p.m. for the workshop with a Board Meeting to follow at 2:45 p.m. for sealcoating and roofing items only.

With no further Business to come before the Board, Jeff motioned to adjourn the meeting at 2:45 p.m.