Royal Mansion Condominiums

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

Workshop Notes
April 18, 2026
11:00 am.

This workshop 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/87029312795

Jeff called the workshop to order at 11:19 a.m.

5 of 5 Directors were present. RJ was present via zoom; Jeff, Kevin, Robert and Chris were present in the clubhouse.

Sealcoating/Paving Project: The Board reviewed 4 bids for these services. After discussion it was determined that due to not having enough funds in the non-SIRS account for a full mill and pave, they would opt for repairs, then sealcoating and striping, giving them at least 3 to 5 years to fund the reserves to mill and pave the parking lot. Lori will meet with Kevin on the 24th to walk the parking lot to and mark out exactly where repairs were to be made so that we can get a more exact cost for the repairs. This item will be on the next meeting agenda to vote on.

Awing and parapet wall cleaning: Lori presented to the Board a proposal to have the NORTH FACING awnings and parapet walls cleaned in the amount of $ 3950.00 as these areas had quite a bit of mold. Lori was asked to find out what the cost would be to clean the South side and to verify if they would be using a pressure washer or a hose. The proposal did lay out that only the north face would take 9 days to complete due to accessing units, etc. This item will be on the next meeting agenda to vote on.

Fencing: The Board discussed having the new fence installed along the pool deck by obtaining a temporary fence permit. Lori informed the Board that the contractor who was paid for the fencing as well as the repairs to the stairwell railings, was not responding to her request for a meeting.

Umbrellas/Chairs at Pool: There was discussion relating to umbrellas at the pool and whether or not they Board should consider the large offset umbrellas. After discussion, it was determined that PPM would purchase a few new ones, like the ones that are currently in use. Maintenance will attach a hose clamp just under the opening of the tables to keep the umbrellas from flying out of the holders during high winds. Lori will also purchase signs reminding folks to close the umbrella. It was noted that the chaise lounges and chairs that were recently re-strapped are

NOTES

sagging quite a bit. Lori will get a count when she meets to measure the parking lot and have the company pick them up to fix them. Lori was asked to have Craig secure the small gazebo and re-do the floor as the center post was removed because it came off during high winds.

Building Tile Signs: Lori visited 3 tile stores to see if they could get the tiles that are used on the buildings but no one had any idea where to do. Unit owner Angie Wilkerson mentioned that she found someone who might be able to etch into the tiles. Lori did find the tiles on line and will reach out to her contact to do a tester tile.

Pool Signage: Lori has ordered all new signs for around the pool for when the new fencing is installed. The Board would like for her to have a few signs that specifically state: "no food or drink within 4' of the pool edge. No food or drink is permitted in the pool as well.

Roofing: the Board reviewed 3 bids for various options for re-roofing the buildings. There was discussion relating to material, how it would be attached, and warranties offered. Lori was asked to please obtain references, possibly going back 10 years. There was also discussion relating to the sliding glass doors that might be causing leaks – Jeff mentioned that there should be a list with who had them replaced and who did not. Jeff also mentioned that Jim Canton was very good at finding and repairing the leaks found around the windows. Lori was asked to have him water test unit 2306 as this leak might be from the sliding glass door and or windows. Lori informed the Board that she had just received the report back from the roofers and they submitted a proposal to make repairs at all the termination bars, as well as applying the correct sealant around all the windows, etc., for approximately $14,000.00. This would allow the Board to delve better into the re-roofing bids and give them time to fund the reserves for same. There was discussion that the clubhouse house was in dire need of a new roof as there were currently holes in the office ceiling. There would also be quite a bit of rotted wood replaced, and some other items which could increase that cost by $20,000.00. Lori will have Dave with Intext come by to take a look and get a bid for this portion.

The Board adjourned the workshop at 2:01 p.m.

NOTES