Royal Mansion Condominiums

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Board of Directors
WORKSHOP NOTES
held
Saturday, August 8, 2026

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/85408654992

This workshop was called to order at 11:05 a.m.

A quorum of the Board was present – Jeff Denton & Kevin DeMayo were in person. Robert Monette & Chris Herndon were present via ZOOM. RJ Sicre was excused.

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

Workshop Items:
Water Moisture Detectors Rule:
It was brought up by Chris Herndon that another condo he owns recently implemented having water leak detection devices placed at all areas there could be a potential leak: under sinks, at AC units, at hot water heaters, etc., Chris thought this would be a good idea for Royal Mansion Condo (RMC) to implement given that we recently did have a few leaks in units from AC lines or leaking pipes. There was general discussion on they type of sensors to use (wi-fi bases vs. standard battery only) and this led to discussion relating to internet connectivity issues. It was determined that the Board of Directors would "text pilot" using the wi-fi type of sensor before asking the members to do so. They will report back in the near future on this.

Spectrum Contract:
Spectrum representative contacted management to see if they would like to renew their contract (currently of contract) to a faster internet speed and better options. The offer would be approximately $250 more per month but it would be far superior in servicing. There was discussion relating to bandwidth when there was a high occupancy rate at the association. This would still be a maintained service package with owners having multiple options for IP addresses (up to 8). The Board would like Lori to have them verify the maximum speed obtained; the channel lineup; do they have built-in surge protectors. There was continued discussion relating to the terms – entering into a 5-year term or a 3-year term. Also, would the 2gig be enough or should they opt for the more expensive 5 gig option. Lori will obtain the information requested and have this on the next agenda for a Board vote.

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Parking Pass Rule:
Kevin wanted to entertain passing a parking pass rule, in that, each owner would receive 2 passes that would be preprinted showing the unit number and its' expiration date so they could be reused. The reasoning was that there are vehicles that pull into the complex, go to the beach, then return and immediately leave. Sometimes they go to the pool, then leave. Never actually going into any units. There was back and forth discussion relating to enforcement issues, etc., This led to discussion relating to the entrance gate and the fact that the codes have never been changed. Previous management was supposed to be monitoring the activity but never followed through. Current management was not aware there should be monitoring. Discussion included: how often to change the codes; how many codes were actually needed (the current 3 or just 2); the ease in which the codes could be changed (manually or would they auto populate from CellGate); did it have API capabilities, etc. The Board could not agree on setting an actual rule so this was tabled. In the meantime, Lori will get samples of the type of passes Kevin was referring to. It was also discussed that the pedestrian gate codes should also be changed. Lori asked on what frequency this should be done and the consensus was quarterly. Changing of the gate codes will be on the next agenda.

Annual Meeting Date: Lori informed the Board that while the by-laws state the annual should be in March, it went further to state "or a date and time as determined by the Board of Directors". As such, she suggested having the annual meeting in either November or December and to be held the same day as the budget adoption meeting. After discussion it was thought that December 5th at 10:00 a.m. would work. This will be on the next agenda.

Maintenance Projects 2027:
Lori asked the Board for some projects they would like to try and see implemented in 2027 so she can start to plan for same and to know if any would be for any reserve item.
The following were suggestions for 2027:
Painting – trying now to fix the bubbling paint on areas maintenance can reach. Lori will obtain bids for painting the buildings. It was noted that there are several coats of paint and to have a paint fully adhere to the buildings, they may have to be stripped of the current paint. Lori mentioned that she has painted buildings with 7 or more coats of paint and the only issues would be from back stucco/block under the paint.

Update to Laundry Room: Suggest possibly fixing the ceiling, new flooring & paint. A unit owner mentioned that one of the dryers did not seem to be drying very well. Lori will have maintenance check out the vent to be sure it is clear. The laundry room on the 3000 building needs to be fully cleaned out of old washers/dryers, supplies, etc., that were left when Coakly Williams managed the property. Lori will start to catalog the items and see if perhaps they could be sold.

Cleaning to the buildings to possibly do both sides; decking to the boardwalks; office repairs; guard shack upgrades (it should be noted that a proposal for new doors was currently in the works); general landscaping and irrigation repairs and replacements; clubhouse bathrooms.

There was a comment about using the office/lobby area as a weight room or something of that nature.

The board meeting will be held on September 3, 2026, at 6:00 p.m.

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