

Royal Palms Board of Directors

Report

2/23/2021

Summary by Tania Vela, Board Secretary, and Sylvia Solano, Administrator.

After the owners' meeting held in January, the new Board of Directors was formed by:

Juan Robelo, president.

Tania Vela, secretary.

Guillermo González, treasurer.

Carlos Alé, director.

Isabel Mier, assistant.

During the first work session, the Board examined the information on the financial and maintenance status of Royal Palms, summarized below.

General accounting statement:

- 2020 Income: \$397,147.84
- 2020 Expenses: \$424,989.67
- 2020 Deficit: \$27,841.00

Note: For years, the necessary adjustment of the maintenance payment due to the owners in the Association was not made, in accordance with the increase in the cost of services and in general the increase in the cost of living. This has influenced the current budget situation.

- Owners' debt for maintenance payments: \$16,527.71
- Outstanding debt owed to the city for water expense: \$23,606.16
- Outstanding fine imposed by the City's Fire department: \$9,000

Note: This fine is due to violations defined by this department in accordance with existing regulations. They relate to the malfunction of the building alarm and door system during emergencies attended by fire and rescue service. The Board has the documentation issued by the Fire department.

- Outstanding payments for parking spaces rented by residents of the condominium: \$1,020.

Prioritized actions:

1. Start a bank loan process that avoids the bankruptcy of the condominium and helps to solve the most serious existing problems. This should include the agreement of a special assessment that will contribute to put the condominium's accounts in conditions of resolving its most urgent situations and mainly to qualify in the bank for the necessary loan.
2. Revising and applying the claiming of outstanding payments to owners who accumulate maintenance debts, and to residents with debts for parking lot rentals.
3. Ensure that applications and interviews with new tenants, or to attend sale approvals, are made in compliance with the general regulations and the actual conditions of living in the condominium.
4. Manage with FPL the installation of new lamps in the parking areas, with advanced LD lighting system. This program includes a 10-year maintenance warranty and has a onetime cost of \$50 for each lamp removed if there is no structural damage. The work in general is being performed as part of FPL's program to improve utilities in the city.
5. Update the list of rented parking lots to claim pending payments and resolve the existing disorganization. The available form, which explains the rules and conditions, must be signed to demand compliance with them.
6. The following work estimates are being processed and are already being attended by the Board and the Administration to solve them as soon as possible:
 - Necessary repairs to the roof of the building.
 - Repairs of damage to ceilings, windows, window structures and walls in the following units: 101, 105, 109, 111, 122, 211, 216, 216, 254, 309, 311, 326, 331, 403, 409, 411, 422, 424, 426, 451, 455.
 - Repair of the swimming pool and trees trimming.
 - Printing of decals that identify the cars in the parking lots, according to whether they are owners, rented residents and extra parking lots. This is part of the recovery of the necessary discipline regarding the parking area of the condominium. It includes the control of visitor parking, bad parking, rental or improper use of parking lots, and towing patrols during hours of unauthorized parking in visitor lots.
7. Check the status of the contract with the company that provides washing machines in the laundry rooms, due to the irregular operation of the equipment and complaints from residents.

The intention of this revision is to solve it, if necessary, with the search for other convenient choices, within the Association's budget.

8. Review the status of the contract with the company that developed the Royal Palms website, which is mandatory. Its functionality, costs, and the option of managing it at a lower price must be verified, so that it really complies with the service it should provide to the community of owners and residents of the condominium.

9. Decide on the crane stationed in the parking lot, which is currently damaged. By law, the Association must have insurance on it, and whoever operates it must also have the required insurance. It must be decided whether to keep this equipment, which in practice causes more maintenance expenses, or to sell it.

10. Negotiate with the City a convenient payment plan regarding the debt for the condominium's water consumption. The solution proposed is to request the consensus of the 75% of the owners to install a system of payment by units, so that the residents of each apartment will be responsible for the cost of the water consumed. The plan consists of installing a sub counter in each unit and the company in charge will monitor and send invoices to all of them. The general invoice corresponding to the condominium would continue to arrive as it does now. The monitoring company issues to the Administration a list of the units that have paid their consumption. This system already exists in other communities in the City, with satisfactory results.

11. Collect the necessary signatures for the condominium reserve account. By law, a reserve account must be established. If they decide not to have one, the owners must sign their agreement. If the owners' signed decision is not presented, the condominium is fined for not having such account. It is important that owners know about the regulations. In this case, they should be aware that not having a reserve account affects the value of their property and eventually the approval or not of refinances and loans on it.

12. Check the elevator servicing contract, especially its terms and expiration date. Owners should be aware that when elevator repairs or maintenance are performed outside the terms of the contracts signed by the Association, this may prevent the Association from terminating the contract at will and not being able to conveniently seek other contractors for better service. In general, contracts already made by the previous Board cannot be terminated if this results in violations that imply fines, and therefore a worsening of the economic situation of the condominium.

13. Request an update from insurance claims attorneys regarding the pending Royal Palms claim.

14. Begin an informative and educational effort in the community so that all residents and non-resident owners know the rules of maintenance and living in the condominium. Violations

will be dealt with by first sending a warning document to the violators. If the violation persists, a fine will be legally imposed on the owner of the unit involved.

14. On 2/23/2021, Tania Vela on behalf of the Royal Palms Board of Directors, and Sylvia Solano on behalf of Neighborhood Property Management, went to the Hialeah Fire Department to explain to the authorities the circumstances under which the violations could have occurred, and to let them know that we are committed to comply with all the regulations required by law. The authorities were satisfied and will give an answer as to what can be done to alleviate the situation already created. The fine cannot be waived, as it would create undue precedents in the City for the rigorous treatment established by law. Any intervention made in the community must be within legal standards.

NOTE

The office of the condominium's Board of Directors operates only for necessary administrative matters. We are limited by the restrictions in force due to COVID-19, and we do not have staff for direct attention to tenants or owners during specific hours.

The contact email address for the Condominium Management Board is:
rpcondolist@gmail.com

Tenants or owners who need or want to make a complaint or inquiry, please use the email to send your information in this regard. If you require personal attention, you will be sent an appointment with our administrator to attend you.

We invite all owners and tenants to confirm their email address so that we can send them regular updates.

For payments, document requests and other regular procedures, please go to the **Neighborhood Property Management office** at the following address, close to the condominium: **2083 W 76th St, Hialeah, FL 33016. Phone: (305) 819-2361.**