

Royal Palms Board of Directors Report

The Board Meeting was held on Wednesday, June 9 / 2021.
Summary by Paola Amador and Sylvia Solano.

Board members present:

Juan Robelo, President
Guillermo González, treasurer
Carlos Alé, Director
Isabel Mier, member

Administrator:
Sylvia Solano.

Supervisor:
Paola Amador.

The Board of Directors of Royal Palms held its regular meeting on June 9. During the session, the agreements and tasks approved in the previous session were reviewed, as well as pending issues and consideration of new proposals.

Agreements and tasks

Condominium Roof Access Regulations

Due to the fact that several tenants and owners have complained about difficulties in making repairs or installing equipment on the condominium roof, a letter of explanation was sent to one of the units and it was agreed to make public the reasons and regulations in this respect. A document to this effect was drafted and posted on the murals on each floor, in addition to being published among the documents on the condominium's website.

Roof leaks

New complaints of leaks in roof areas were received and it was agreed to send letters requesting more details to properly document the damage. In each case it is necessary to complete the required document and provide photos or videos, submitting the complaint to the administrative office (Neighborhood Property Management). The Board in place will also explain the limited financial possibilities and the steps underway to acquire a budget

and solve the various problems affecting the condominium as soon as possible.

Repair or replacement of apartment doors

The Board detected apartments where doors different from the standard model established in the condominium have been installed. It was agreed to send notification to all owners, informing them of the regulations in force, especially the fire resistance features and the corresponding model required by the legal norms. The Board will consult with Home Depot to provide solutions.

Difficulties with cleanliness in building lobbies and other areas.

Although the cleanliness situation in general has improved since the fines for violations began to be imposed on owners, the past-due trimming of trees and the indiscipline of coexistence on behalf of some of the residents are still causing complaints and undesirable situations.

The size of the property and its areas makes it difficult for the currently contracted personnel to address the problems of cleanliness and order with immediacy. Tree trimming and general work with the exterior areas will begin as soon as the necessary budget is available.

In the meantime, within the currently available budget, it was agreed to temporarily hire an assistant to solve pending tasks on specific days. Subsequently, the Administration made arrangements and agreements with a landscaping company that made a convenient proposal for tree pruning. The Board approved the proposal within the possibilities of the budget for the month of July, with the agreement to begin work immediately.

Project for new lighting installations in parking lots and other areas

Arrangements with FPL for the new lighting project in parking lots and other outdoor areas are already underway. The project will be completed within FPL's typical timelines for this plan, which may have unforeseen delays due to FPL's priorities during the hurricane season. Typically the work delay can be 90 days.

Regulations for the correct use of parking lots

It was approved to establish a system of parking lot stickers and parking lot patrols in order to ensure the necessary discipline in the use of these areas by residents.

The parking lots of each property, additionally rented parking lots, and visitor parking lots must be respected and used as intended. The stickers will allow proper identification of vehicles and their owners, as well as prevent additional parking spaces from being improperly subleased, and prevent owner or tenant vehicles from being parked in visitor parking spaces, which must remain empty during established nighttime hours.

It was agreed to hold meetings with two parking enforcement companies to receive proposals and begin this work. In the meantime, warning notices are already being placed on vehicles and conditions are being prepared to continue this plan.

Development of the condominium's corporate website

The technical development of the corporate website has been completed and the placement of contents will be completed from now on, especially the documentation available for owners. The website will be an important means to improve and streamline communication between owners, tenants, the Board of Directors and the administrators, as well as to motivate the understanding and collaboration of the community regarding their needs and coexistence.

The web site can be accessed at the following address: **www.royalpalmscondo.com**

About modifications to properties

Structural alterations have been detected in condominium properties, which are not registered and could be oriented to the sub-rental of units. These activities are illegal and for this reason the information and warning corresponding to the list of existing regulations will be attached.

Pending issues

During the review of the current contracts between Royal Palms and various service companies, a claim was made to MagicWaste Management, the company in charge of collecting garbage, due to irregularities that we have documented regarding their service.

Board members met with a representative of the company's management and did not reach an agreement to end the service.

Royal Palms Condominium is forced to continue the existing contract with MagicWaste Management, which was signed by the previous Board for a duration of 3 years and is in effect until February 2022.

The Board agreed reiterate to MagicWaste Management the decision of not renewing such contract once it is expired, as well as to get the service from another company according to the needs and requirements of the condominium.

The Board also decided and informed the administration that in the future, contracts for more than one year will not be accepted.