

Royal Palms Board of Directors

Report

3/24/2021

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

Board members present:

Tania Vela, secretary
Isabel Mier, assistant
Carlos Alé, director

The monthly meeting of the Royal Palms Board of Directors was held on March 24, 2021.

During the meeting, the Board discussed compliance with the priorities approved in January, oriented to resolving the most urgent problems in the community as soon as possible.

After presenting and discussing the actions taken, the Board reached the following agreements related to the budget assignment:

- Pay the water debt.
- Pay the fine of the Fire and Rescue Service of the City, after a negotiation that will allow pay it in two installments.
- Make an emergency and provisional repair to the most damaged areas of the roof, as well as to the window frames on properties that require it, especially those reported in the claims.
- Execute the plan for the new lighting system in the parking lots, to be installed by FPL at minimal cost, following the revision of the electrical wiring in the existing installation.
- Repair of the controlled lighting system in the lobbies and stairways.
- Trimming the trees outside the condominium.
- Install a new front and exit gate system, including both motors and grilles.
- Install a new surveillance camera system, including its maintenance, which will cover all sensitive areas of the condominium.

- Temporarily repair the elevator in section 7420 of the condominium, until the budget conditions planned for the coming months allow for a definitive solution to the situation that this represents for elderly tenants and residents in general.
- Remove from the basement the objects accumulated there improperly and clean the place.
- Conduct at the Administration the interviews for admission of new owners or tenants, supervised by the Board of Owners, in accordance with the regulations in force and the rules of coexistence in the condominium.
- Check the conditions by which the state government fined the condominium for not complying with the mandate to have a reserve fund in the budget.

Special Assessment

Due to the urgency and in some cases the seriousness of the situations described in the Condominium, the Board approves to set forth in a motion to the owners the need to make a special assessment for the amount necessary to finance the provisional and most urgent repairs of the damages affecting numerous properties, as well as the restoration or improvement of essential services.

The details and conditions of this assessment will be disclosed in a communication sent to the property owners.

Progress of the insurance claim

The Board met twice with the attorney who has been handling the hurricane damage claim.

The case is currently in the process of being resolved and the Board will continue to follow up on it.

Pending Matters

- The Board is awaiting a response to a complaint filed with the company that operates the washing machine system (laundries) of the condominium. The most convenient actions will be taken, according to the contract in force.
- Establish the planned parking tag system. This will make it possible to update the data and status of residents in the community, maintain order, watch that visitor parking lots are

used properly at the scheduled times, and regularly collect the fee for rented parking spaces.

- Continue legal actions against delinquent owners for unpaid charges.
- To contract the development of the condominium's website according to the standards and functions for this type of facility.
- Update the parking rental list and finalize outstanding payment claims.
- Submit to the condominium owners a motion on the inconvenience of the pool and its maintenance cost, to convert its space into a more suitable socializing area for the community of residents.

Ways to contact us

Owners and tenants who need to communicate directly with the Board of Directors may use the following ways:

Telephone:

305-981-6295 (new number).

Email:

rpcondolist@gmail.com

Please write down the address properly.

Hours of service: Monday-Friday, 9:00 AM- 5:00 PM.

After hours, or if you cannot be attended immediately, please leave a voicemail or send a text message. We will get back to you as soon as possible.