

Royal Palms Board of Directors

Report

May 11, 2021

Summary by Tania Vela, Secretary of the Board, and Sylvia Solano, administrator.

Board members present:

Juan Robelo, president
Tania Vela, secretary
Guillermo González, treasurer
Carlos Alé, director

Administrator:
Sylvia Solano

Supervisor:
Paola Amador

The Board of Directors of Royal Palms held its work session on May 11. During the meeting, the agreements and tasks approved in the previous session were reviewed, as well as pending issues and consideration of new proposals.

Agreements and tasks

Bank Loan

The process for the bank loan described in the approved special assessment is in the process of completing the documentation required for this type of operation.

Murals

Additional murals have been placed in the elevator area of each floor to make it easier for owners and tenants to know the information.

Lighting

Temporary spotlights were placed to partially improve the lighting in the parking lots until the new

plan approved with FPL is implemented. During the review of power poles, a wiring fault was detected in one installation, as well as persistent faults in the lighting timers in the lobby of building 7400, which will be reviewed by the electrician.

Antennas

The antennas installed irregularly and without documentation on the roof of the condominium were removed within the one-week deadline given to the owner company, which expired on May 18.

The installation of these antennas was made by verbal agreement between the owner of the company and Israel Esmoriz, president of the previous Board at Royal Palms, without the knowledge of the Management. The company asked to extend the term for 30 days and the current Board did not approve it.

The removal of the antennas was done in the presence of representatives of the Board and Management to document the work and ensure that no damage was done to the roof or other Royal Palms facilities.

(Information updated subsequent to the Board meeting).

Basement

During April, the removal of accumulated objects in the condominium's basement was completed, and the basement was checked for proper cleaning and conditioning.

Fines

A letter was sent to Israel Esmoriz establishing and demonstrating his responsibility for the decisions that implied fines for the condominium, described in the special assessment discussion document in April, as well as for the cost of cleaning the basement.

Israel Esmoriz is no longer an owner at Royal Palms. According to the Directors and Officers Liability Insurance regulations in Florida, Esmoriz's decisions are covered by such insurance and are assumed by the Corporation he represented at the time, by virtue of having been elected to his official position by a quorum of owners.

The current Board determines that homeowners and tenants who are suffering damages to the properties they inhabit are more important at this time than incurring substantial legal expenses that could be greater than the amounts spent due to Esmoriz's bad decision.

Employees

The activities assigned to the employees currently operating in the condominium under contract was reviewed. Their control is done according to the schedule that they must report and is handled by the Management.

No Board member is authorized to change or assign tasks to employees without prior consultation with the entire Board and Management.

To evaluate employees, the Board also takes into account the difficulties of housing, financial and coexistence indiscipline that currently exist in the condominium, especially those related to cleanliness, the indiscriminate abandonment of garbage outside the assigned deposits, the excess of branches on trees in the parking lot, which causes an ongoing leaf fall; the abandonment of cigarette butts in different areas of the condominium, feeding of unowned cats in indoor and outdoor areas, and the abandonment of pet excrement also inside and outside the facilities.

These conditions overstress employees in their job and are considered, but they are required to comply with their contracted duties to the extent possible.

Any owner or tenant may submit a complaint they understand necessary using the communication channels indicated at the end of this document, both about employees and residents who incur in violations.

Website

Payment of the previously approved contract for the development of the Royal Palms website has been made and work has begun.

The website is a legal requirement in Florida for condominiums with more than 150 units and not having it is another cause of fine.

In addition to complying with this regulation, the website will be the fastest information and communication channel that all residents and non-resident owners will have, including cohabitation rules and private access to all financial documents on the operation of the condominium, as well as each allocation of funds in the budget.

Sale of the crane

After making unsuccessful attempts at direct sales, appropriate photos of the crane were sent to Management to list it for sale on Craigslist. As previously reported, the crane requires ongoing maintenance and operating insurance costs for both the equipment and the operator handling it. In addition, it is currently in bad condition.

Pool

The motion to propose the removal of the pool will be drafted and voted on at the meeting devoted to reporting the results of the loan, its planned allocations and the immediate beginning of the work already approved.

Outstanding payments

The work done to bring all owners into compliance with maintenance payments has led to the fact that we currently have no delinquent owners in the condominium, although we do have some overdue.

Washing machines

We insisted on complaining to the company contracted for laundry services and received a response. The management of the company accepts as valid the request sent in March to terminate the current contract with their services.

The contract in force was signed by the previous Board and expires in March 2022. The condominium is obligated by one of its conditions to break it only by sending a letter of request one year prior to its expiration.

A search is already underway for a company that conveniently meets the needs of the residents at Royal Palms and with a reasonable cost.

Trash Collection

Due to the repeated violations in the work and schedule of the company that currently provides garbage collection service, the Management and the Board had a friendly meeting with the representative of said company and agreements were reached that in practice have not worked in terms of service.

A letter was sent to the Management of the company to request cancellation of contract according to its terms and conditions, and we are waiting for a response. We already have an interesting proposal from another company and are looking for more alternatives.

New Proposals

- The Board of Directors approved expanded regulations to the rules of coexistence in the condominium, which are published separately from this document.

New owners or tenants coming to reside at Royal Palms are required to sign their agreement to comply with these rules or their purchase or rental contract will not be approved.

Compliance will be subject to legal penalties of up to \$100 per violation, which will be assessed against owners who violate the rules or rent their properties to tenants who violate them.

As part of these regulations, it is proposed that new owners or tenants will have a welcome interview via Zoom or physical presence with a member of the Board, who will explain the

condominium regulations, the functions and limitations of the Board and the Management, as well as their rights.

- Impose the corresponding fines on four unit owners whose tenants have incurred in the violations described in this report, as documented by photos and video.
- The Management will directly control of supplies for the cleaning of the condominium, a task that had been assumed by the Board, including new contracts with more convenient suppliers.
- Establish an independent financial audit to guarantee the proper functioning of the financial operations in the condominium, as well as to avoid possible illegal transactions and distrust in the purposes of the Board of Directors or the Management.
- Publish in murals and digital media the new discipline and cohabitation rules approved for the condominium.

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.