

Royal Palms Board of Directors

Report

The Board Meeting was held on Wednesday, July 14, 2021 at 6:30 pm.
Summary by Paola Amador and Sylvia Solano.

Board members present:

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

Administrator:

Sylvia Solano

Supervisor:

Paola Amador

During the meeting the agreements and tasks approved in the previous session were reviewed, as well as pending issues and consideration of new proposals, as well as pending issues and consideration of new proposals.

Agreements and tasks

Condominium Insurance

A representative of the insurance in place for Royal Palms Condominium attended the meeting and presented the conditions that the condominium currently has to acquire protection, considering the coverage alternatives and prices currently available in Florida.

Board members asked questions and raised concerns which the agent responded to satisfactorily. As a result of the negotiation, the Board approved renewing the existing insurance as it provides the protection specified and acceptable pricing under current and market conditions for Florida.

Evidence of insurance is available for registered owners on the Royal Palms website. Unregistered owners may request the document at the Neighborhood Property Management office or register as an owner on the condominium's website: www.royalpalmscondo.com.

Parking Regulation and Enforcement

The Board heard a presentation by the representative of a parking lot surveillance and enforcement company, with the purpose of solving the problem caused by indiscipline and violations in the use of private and visitor parking lots.

Given the characteristics, technology and efficiency of the service described, the Board requested an affordable proposal within the condominium's current budget to implement it as soon as it is accepted.

Bank Loan

Following the approval of the bank loan requested from Popular Bank to immediately undertake the solution to the most urgent problems, the Board discussed the terms and conditions of said loan and decided on the option of repaying it within 60 months (5 years). This decision considered minimizing interest payments.

Apartment Leaks

The Board discussed and addressed with Management the condition of several condominium units whose owners reported leaks. A review by a roofer was arranged to determine if the roof is the direct cause of the damage and to apply the corresponding solution.

Repair of the entrance door

The Board approved the proposal submitted by All Access Technologies for the repair of the entrance door to the condominium.

Duration of contracts

To avoid agreements that could lead to deficient services and affect tenants and owners, the Board decided not to accept contracts for more than one year with any company, as long as it is possible to find suppliers with these conditions to meet the condominium's needs.

Drain cleaning

The Board approved to request the Day & Night company checking the drains of the condominium and especially one that was previously inspected by the maintenance employee of the condominium and has a blockage.

Other matters

Hurricane Season

During the months of hurricane season it is important for all residents at Royal Palms Condominium to be informed of the necessary precautions in the event of any tornado, storm or hurricane warnings that may affect these regions.

Please read the information available on the condominium billboards, which includes emergency telephone numbers and addresses of evacuation centers. You can also [read and download](#) that information on the website.

DBPR Penalty

The Florida Department of Business and Professional Regulation (DBPR) provides in Section 718.112(2)(f)2 that the condominium's annual budget must include a reserve account for maintenance and repairs which in any event cost more than \$10,000.

The condominium Association must adjust such reserve account each year according to a formula established by law. Failure to maintain and update the reserve account is grounds for a fine.

Due to the majority vote of the owners at Royal Palms Condominium to not approve the creation of the reserve account last year, this corporation was penalized for not complying with this legal statute in 2020, with a fine in the amount of \$3,560.

By agreement between the current Board of Directors and the Administration, such fine was paid by Neighborhood Property Management.

The current Board of Directors alerts all owners to the need and importance of attending to the reserve account in our budget going forward, and to consistently support regulations aimed at maintaining the best condition of the property.

Please refer to and make sure you understand the [DBPR report](#) and the [law as a whole](#). If you need assistance or further information, please ask for it at the Neighborhood Property Management offices, or directly at DBPR:

Email: callcenter@dbpr.state.fl.us

Phone: 850-487-1395.

WORKING HOURS AND CONTACT INFORMATION

For payments, documents, forms and general matters, please go to Neighborhood Property Management offices, near the condominium: 2083 W 76th St, Hialeah, FL 33016 / Phone: (305) 819-2361. You may also get information and copies of documents through our website: www.royalpalmscondo.com .

Repairs or service installations on the condominium roof must be handled directly with Neighborhood Property Management. Procedures must be followed, which in all cases are intended to preserve the good condition of the facilities and to avoid violations of codes or rules that apply to such repairs or services.

If you need a temporary parking permit in a visitor parking lot, please [download the form](#) on our website and follow the instructions.

If you have changed your contact details, please help us so that the necessary information always reaches you. [Update your information](#).

For inquiries with members of the Board of Directors, please use these ways:

Phone: 305-981-6295

E-Mail: rpcondolist@gmail.com

Hours: Monday through Friday, 9:00 AM- 4PM

Outside these hours, or if you cannot be reached immediately, please leave a voice message or send a text message. We will get back to you as soon as possible.

Thank you!