

Royal Palms Board of Directors

Report

August 18, 2021

Summary by Sylvia Solano, administrator.

Board members present:

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

Administrators:

Sylvia Solano
Yailen Cabrera

The Board of Directors of Royal Palms held its work session on August 18. 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

Beginning of repair work on the condominium roof

The Board members met with the owner of BM Roofing, a roof repair company, to discuss the terms of the proposed contract for roof repair at the condominium.

The owner of BM Roofing explained details of the work required, the expected starting time and estimated duration of the work, and the requirement to review and correct all existing roof installations to bring them into compliance with building codes as required by law.

Board members asked questions that were answered satisfactorily, with technical information, photos and cost information.

Preparatory activities include inspection of the roof by engineers and notice to homeowners and tenants to have their TV and internet service providers bring their facilities into compliance with the required codes.

The roof repair work may begin within two months, depending on weather conditions. The Board approved the contract, which was signed by the President.

This contract is accessible to registered owners in the website, in the Forms and Documents page.

Parking lot patrol service

In compliance with a previous agreement, the administration presented the steps taken to initiate the patrol service in the condominium's parking lots.

The Board reviewed and approved the contract with Molina Towing to begin its work in September. The Administration will inform owners and tenants about the service's conditions and procedures, as well as the rules that will be applied and the purpose of restoring the necessary discipline in the use of the parking lots.

This contract is accessible to registered owners in the website, in the Forms and Documents page.

Cleaning of walls in building corridors

Due to the mold and dirt on the walls of the condominium corridors, the Board discussed and approved, according to the available budget, the provisional contracting of a cleaning service to support the current employee in this task, given the dimensions involved.

Exterior cleaning and problems with planters

The Board decided to examine and check with the current employees the state of the cleanliness of the condominium exteriors, in order to reorganize the work to resolve situations that are still unsatisfactory. As part of this problem, it was agreed to address

complaints from owners about potential moisture damage caused by the exterior planters. It was decided to drain the planter structures and apply a convenient solution to resolve existing damage and prevent recurrence.

The Board also agreed to reinstate the trash cans in elevator and other areas, once we have reestablished the camera surveillance system throughout the condominium.

Replacement of carpets in the exit ramps of the buildings

Due to the poor condition of the carpets located on the condominium's loading exit ramps, it was agreed to replace them in order to avoid possible accidents involving people falling.

Prohibition of pets in the condominium

The proposal to prohibit the keeping of pets by new owners or tenants in the future did not have enough participation and vote on the part of the owners to be able to make a decision.

The Board agreed to tighten pet regulations in the condominium, including surveillance through the new camera system and the imposition of fines for pet size violations, droppings and pee abandonment, and others that may apply.

Pool Repairs

The Board discussed the current situation of the condominium pool and the alternatives for repairs according to the available budget. It was agreed to begin by repairing the filter as an element that prevents the settling of dirt, makes sense of the regular maintenance work and facilitates other repairs.

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!