

Royal Palms Board of Directors Report

The Board Meeting was held on Wednesday, September 1 / 2021.
Summary by Carlos Alé.

Board members present:

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

Administrator:

Sylvia Solano

Supervisor:

Paola Amador

The Board of Directors of Royal Palms met on September 1. During the session, the Board reviewed the agreements and tasks approved in the previous session, as well as pending issues and the consideration of new proposals. The meeting focused on considering and approving the advance of the loan funds needed to begin the repair and maintenance projects of the condominium.

Agreements and tasks

Beginning of the repair of the condominium roof

The Board approved the initial payment of 20% over the total amount established by the contract chosen and signed for the total repair of the condominium roof. The work begins with the purchase of materials and the technical inspection to ensure that the roof installations comply with the established legal codes.

Roof leaks

We received and attended a report of a unit with leaks from the roof. The company contracted for the total repair provides free inspection and temporary repair of the affected area until the roof is completely repaired.

Tree Trimming

Approval was granted to sign the contract for tree trimming and other outstanding landscaping work with the company that quoted an estimate of \$14,000, a savings of \$2,000 over the other estimates.

Inspection of roof facilities

It was agreed to make the necessary arrangements with the companies that have technical facilities on the roof, such as Comcast and Direct TV, so that they proceed to coordinate with their users to notify them of the temporary disruption of service when the works are executed.

The reinstatement of installations must be in compliance with the legally required technical codes.

Replacement of condominium entrance and exit gates

The Board decided to approve the advance payment for the project to replace the condominium entrance and exit gates. However, this budget will be used for the temporary repair of window structures in units with leaks caused by damage to them. The decision will be properly communicated to all owners, considering the priority during the rainy and hurricane season to resolve the damage to affected properties.

The replacement of the gates will be kept as a project to be carried out as soon as the budget allows.

Parking lot illumination

We approved the extraction of the budget assigned to the project for the installation of a new lighting system in the condominium parking lots. The budget corresponds to the payment to FPL for the completion of this project. Such payment was previously made with funds from the maintenance budget. The budget included in the bank loan will be used to reinvest it in the maintenance fund and to allocate it to other necessary works.

Camera system

It was agreed to seek new estimates for the replacement of the condominium surveillance camera system, since the estimates received are not satisfactory.

Fire Alarms

It was agreed to approve the contract with Sy Electronics Corp. for the renovation of the fire alarm system.

Debt for water consumption

The outstanding payment of the water usage debt was approved, in accordance with the budget provided for in the special assessment.

Hialeah Fire Department Fine

The outstanding payment of the fine imposed by the Hialeah Fire Department was approved, in accordance with the budget provided for in the special assessment.

Elevators

We approved the payment for the repair of the damaged elevator in building 7420, as per the contract with Catholic Elevator Company, Corp., quoted in the special assessment.

Pending issues**Pool repairs**

The Board agreed to include the removal of a palm tree located in the street next to the pool facilities. The palm affected the underground installations that control the flow of water to the pool, which are currently a source of leaks. The removal of the palm is included in the landscaping work contracted.

After that, the necessary repairs of the pool will continue.

As part of the improvement of this area, and to avoid the inconvenient transit of users through the lobby of building 7420, it was agreed to close the interior access door in this area and enable the exterior doors, accessible from the parking lot and the elevator exit.

Replacement of carpets in access ramps

It was agreed to manage estimates to replace the carpets on the access ramps leading to the elevators from the side street of the condominium, which are torn, have accumulated dirt, and can cause accidents when walking on them. The most appropriate alternative will be sought.

Parking lot patrols

By decision of the Board, the Administration will coordinate with Molina Towing the pending formalities to deliver the tags of their vehicles to owners and tenants, as well as to start their patrolling work, as foreseen in the contract already signed. This service will ensure discipline and safety in the use of the parking lots, in accordance with the condominium's regulations for community life.

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!