

# **Royal Palms Board of Directors Report**

The Board held a regular Meeting on Tuesday, October 26 / 2021.  
Summary by Carlos Ale.

## **Board members present:**

Guillermo González, treasurer  
Carlos Ale, director  
Isabel Mier, member

## **Administrator:**

Sylvia Solano.

## **Supervisor:**

Paola Amador.

The Board of Directors of Royal Palms held their work session on October 26. During the meeting, the Board reviewed the agreements and tasks approved in the previous session, as well as pending matters and the consideration of new proposals. The meeting focused on reviewing the progress of the work already in progress, as part of the condominium's repair and maintenance projects.

## **Agreements and tasks**

### **Installation of the new surveillance camera system**

Due to Advanced Multimedia's delay in responding to the approval of their contract, the Board cancelled and looked for other options. We reviewed and approved the proposal from JM Security Systems. The company will work in two stages due to the lack of materials and technical equipment that affects the country in general. First, to install the system on the first Floor of the condominium, and after November 15 to complete the work in the rest of the buildings.

### **New lighting system in the parking lots**

FPL completed the new lighting system in the condominium's parking lots in two stages, due to the lack of parts required for the type of technology used.

## **Pool**

The landscaping company removed a palm tree that was preventing the underground electrical systems from get repaired. The Board agreed with the contracted electrician to perform the inspection and estimate of electrical work on Thursday, October 28. At the time of writing this report, the electrician completed the and found severe wire damage to the motors, and code violations in the electrical control room. The electrician agreed to provide a proposal for the necessary repairs as soon as possible.

## **Elevator**

The contractor repaired and gave maintenance to the elevator in building 7420 according to budget.

## **Sealing of windows**

Based in the budget adjusted and approved in September, the contractor sealed the exterior structure of the windows, both in the units reported in previous months and in those reported by their owners during the current season.

## **Parking lot patrolling**

We continued collaborating with the South Florida Parking Authority to begin patrolling the parking lots. The Administration posted the required notices and held two direct service sessions in the condominium to register the necessary documentation for each resident with vehicles. The Administration also established a period of seven days to attend in the administration office the residents who had not been able to register their vehicles. The system was ready to place warnings in the last two days of the month, and to start routines on November 2.

## **Water consumption debt**

The Administration made the expected payment of the water consumption debt., and the Board reviewed the pending invoices to adjust payments. However, water consumption continues to be extremely high, and this will further affect the monthly budget.

## **ATTENTION!**

While the Board is coordinating regular inspections of all condominium units to detect water leaks, is important that all residents control their consumption to avoid excesses. The monthly water usage fee is currently over \$15,000, which is more than half of the monthly

budget to maintain the necessary operations of the property. **IF UNCONTROLLED WATER CONSUMPTION CONTINUES, A FURTHER INCREASE IN THE MAINTENANCE FEE IS INEVITABLY REQUIRED.**

Tenants should be aware that any increase in the cost of maintenance will affect their rent payment.

### **Hialeah Fire Department Fine**

The Administration paid the pending balance on the fine at the Hialeah Fire Department. The reason for this penalty was explained and discussed in meeting with the owners.

### **Trimming of trees and landscaping**

During the month, the landscaping company completed the trimming of trees and other works. The Administration will look for convenient estimates to continue this work regularly.

### **Pending issues**

#### **Fire Alarms**

The Administration will check the current conditions of the fire alarm system, which has been operating efficiently after repairs, and, if necessary, we'll proceed with the contract for a new system with Sy Electronics Corp.

#### **Laundry Service**

We sent a formal complaint to the current laundry service company CoinMach, in compliance with the terms of the current contract, informing them of the decision not to continue the contract due to its deficient service and the poor condition of the equipment.

The Board will take steps to cancelling the contract before its scheduled date and is considering with the Administration an interesting proposal from the Axon company.

#### **Replacement of carpets in access ramps**

The Board will continue working with the estimates for replacing the carpets on the access ramps leading to the elevators, after completing the most urgent work already contracted.

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## 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](http://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](mailto:rpcondolist@gmail.com)

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

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