

# **Royal Palms Board of Directors Report**

The board held the meeting on Wednesday, December 8 / 2021.

Summary by Carlos Alé.

## **Board members present:**

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

## **Administrator:**

Sylvia Solano

The Royal Palms Board of Directors met on November 18. During the meeting, 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 checking the progress of the projects that are in progress are pending, according to the financing allocated with the funds from the special assessment.

## **Agreements and tasks**

### **Roof Repair**

The Administration made direct arrangements with Comcast to coordinate the code inspection of their facilities related to condominium residents who use their service. The contractor reported that they received permission from the City and are already planning to perform the work in the first two weeks of January.

### **Elevators**

The Board approved the service proposal of Dynamic Elevators and cancelled the current contract with Catholic Elevators due to continued service failures. The Board approved the new contract. Dynamic Elevators completed work to replace the damaged parts of the lifting mechanism in both elevators and subsequently also all the oil in the elevator of building 7420, which was in poor condition. This work will be completed in the elevator of building 7400.

## **Laundry**

The Board approved the proposed new contract with Aaxon, with the condition that it establish clearly defined terms for cancellation in the event of poor service or low-quality equipment.

The new contract becomes effective in March 2022.

## **Fine for the condition of the swimming pool**

The Board approved the payment of a \$250 fine imposed by the City, due to a resident who reported the poor condition of the pool. The Administration was in contact with the inspector to inform him of the repairs in the pool, of which only the installation of one of the two damaged pumps is pending, to proceed with the sanitation of the water and the opening of the area. The inspector explained that due to administrative formalities it had been impossible to prevent the application of the fine.

## **Pool repairs**

The contractor installed one of the new water pumps. The installation of another pump in the pool and one in the jacuzzi, which are not currently available in the market, is pending. The plumber installed a new valve in one of the bathrooms, where a leak was detected.

## **Installation of surveillance cameras**

JM Security System, Inc. performed the installation of the new surveillance camera system. The technicians will make the final adjustments of angles, better definition and reading of records.

## **Waste Collection**

The Board and the Administration of the waste collection company inspected the condition of the outfall areas. The Board agreed to perform as soon as possible, according to the possibilities of the budget, a proper maintenance and repair of the garbage ducts.

**IT IS VERY IMPORTANT THAT ALL RESIDENTS RESPECT THE RULE OF NOT THROWING FURNITURE OR LARGE OBJECTS IN THE GARBAGE CONTAINERS. THIS CAN CLOG THE CHUTES AND OVERFLOW THE CONTAINERS. WE ONLY HAVE TWO TRASH OUTLETS AND ON HOLIDAYS AND WEEKENDS THERE CAN BE CRITICAL ACCUMULATION. PLEASE COOPERATE!**

The new surveillance camera system is already installed. Any resident who violates this regulation will incur a fine to the owner of the apartment.

## **Other issues**

### **Repair of the maintenance cart**

The Board selected and approved an estimate of \$300 to repair the golf cart used for exterior maintenance of the condominium, and the repair is complete.

## **Attention!**

In the last week of November an act of vandalism was committed in an electrical panel area of the condominium. The door of this room was forced to enter without authorization and manipulate an electrical control.

Tampering without authorization an electrical register is cause of a high fine by the FPL.

Also in the last few weeks the parking patrol service detected two stolen cars parked in the condominium. South Florida Parking Authority reported these cars were to the police.

THE NEW SURVEILLANCE CAMERA SYSTEM IS NOW INSTALLED. ALL SUSPICIOUS ACTIVITY, VANDALISM, DAMAGE TO PROPERTY IN THE CONDOMINIUM, DAMAGE TO VEHICLES, OR HARMFUL ACTIONS AGAINST ANY RESIDENT WILL BE DOCUMENTED AND REPORTED TO THE AUTHORITIES.

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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).

Users must coordinate roof repairs or installations directly with Neighborhood Property Management.

Please, follow the procedures, 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's parking lot, please, follow the instructions posted in different areas of the condominium. You can also find the instructions in the Forms and Documents page of the website, with private access for owners.

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 you don't have an immediate response, please leave a voice message, or send a text message. We will get back to you as soon as possible. Thank you!