

Royal Palms Board of Directors Report

The Board Meeting was held on Thursday, November 18 / 2021.
Summary by Carlos Alé.

Board members present:

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

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 matters and the consideration of new proposals. The meeting focused on checking the status of completion of the condominium repair and maintenance projects, compliance with previous agreements and discussion of new proposals.

Agreements and tasks

Roof Repair

The lack of materials in the market has led to delays of contractors in their schedules and in the inspection codes on the roof. The inspection request is valid for six months. It must be reapplied for if its deadline expires without incorporating the results of all code repairs and adjustments before roofing work. The Administration will contact the contractor to accelerate the project, if possible, after the hurricane season is over.

Repair of electrical installations on the roof

The Board approved the estimate of OA & RCA/C Service Appliance Inc. to perform the work of adjusting and repairing electrical installations on the roof.

Landscaping

The Board made adjustments in the budget to include regular landscaping in the work done by the maintenance contractor.

Inspection of communication equipment

The Administration made repeated attempts to coordinate with companies that have technical equipment on the roof, like Comcast and Direct TV. No response was obtained from these companies. The Board agrees to attempt direct negotiations or proceed with the repair of the roof, leaving to those businesses the solution of possible claims by their users living in the condominium.

Condominium insurance claim

Management contacted the adjuster appointed to handle the condominium insurance claim, which is pending of resolution. In the last week of November, an inspection of the damaged units will be coordinated, which, together with the evidence already submitted will serve to advance the finalization of the case.

Change of contract for the Laundry service

Due to the deficient service provided by the current laundry company, the Board decided to appeal the conditions of the agreement to cancel it. The Administration requested estimates for a new contract and selected the Aaxon company, which will send its technicians to evaluate the costs and define the terms of the service.

Installation of the new camera system

JM Security Systems, Inc. was unable to meet the November work deadlines due to delays in the delivery of the necessary equipment. The Administration coordinated with the contractor a new schedule, beginning in the second week of December.

Elevator Maintenance and Repair

After the Catholic Elevator Company Corp performed the scheduled maintenance, several failures occurred in the elevator of building 7400. The Board decided to appeal the terms of the current contract to cancel it. The Administration researched alternatives, and the Board approved to hire Dynamic Elevators Company Corp to replace the previous one. This company sent its technicians for a convenient inspection, and the new contract will be established.

Pending issues

The Board decided to postpone the project for the replacement of carpets in the access ramps, until the priority situations in the maintenance of the condominium are resolved.

Other issues

- The Administration asked the contractor who worked on the window repairs for a detailed list of the units to check the registration and accounting of this work.
- The Board requested the Administration of the parking lot patrol company to display signs also in Spanish for better communication of warnings and instructions.
- The Administration requested a credit from the broker contractor of the garbage service for days in which the previous company did not perform its work.
- A penalty was issued to the owner of an apartment whose tenants caused damage to the property, destroying a window pane. The tenants will have to pay for the damages.
- An alert with a deadline to issue a violation was sent to the owner of an apartment where illegal bird breeding was taking place. The situation was resolved.

IMPORTANT

The new regulations for the use of the parking areas are already in force, after several weeks of warnings, information and deadlines for the necessary registration of vehicles. Signs with the information are displayed in different places in the condominium.

The patrol service had to enforce the rules to the owners of several vehicles. Please be informed and follow the instructions. DESIGNATED EMERGENCY AREAS MUST NOT BE USED AT ANY TIME. VEHICLES PARKED IN THESE AREAS MAY BE TOWED AWAY.

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!