

ROYAL PALM BAY CONDOMINIUM ASSOCIATION INC.
BOARD MEETING
MEETING MINUTES FOR NOVEMBER 27TH, 2023
12:00 PM
NOON

Call to order:

12:06 pm by Darlene Dinan, President

Date 11/27/2023

Proof of Notice:

Clubhouse posting November 22, 2023, at 8:15 pm.

Owners were emailed on November 23, 2023

Location of Meeting:

Royal Palm Bay Clubhouse
2024 Royal Bay Blvd.
Kissimmee, FL 34746

Zoom Meeting:

Zoom meeting for owners that could attend in person at the clubhouse.

Information was emailed to owners on 11/23/23

Adjournment:

Darlene Dinan made a motion to adjourn the meeting at 1:14 pm Linda Atkins seconded it we were all in favor of it.

Approval of Previous Minutes:

The Annual Meeting was approved by Darlene Dinan, Linda Akins, and Lourdes Triana

Board Members:

Darlene Dinan, President

Linda Atkins, Vice President, Secretary

Lourdes Triana, Treasurer

James Kimble, Director not voting

Owners that Attended

154 Dande

119 Dagmar Mendoza

85 Maydoran Perkins

147 Kathy Rydzyk

67 Mike Kaminski

39 Angelo Cueva

98 Debra Closek

64 Nelson Gonzalez

102 Jerilynn Taylor

154 Eva Huve

80 James Dinan

52 Mike Gineris

42 James Kimble

21 Cindy Revera

73 Randall Dinan

13 Lourdes Triana

91 Linda Akins

79, 62, 78, 107, 71,79 Darlene Dinan

130 Maria Marte

144 Robert Volpi

96 Jacqueline Shurlin

133 Debbie Jamieson

5 Carlo Pierinelli

61 Jim Bailey

114, 145 Jean Klein

63 Jerry McCarthy

We want to welcome everyone to this board meeting.

New Business:

Appointing new board members to Royal Palm Bay Condominium Association Inc.

Darlene Dinan, President appointed to the Board of Directors Linda Akins as Vice President and Secretary, and Lourdes Triana as Treasurer. James Kimble was appointed as Director with no voting rights.

Discuss our new porches

Our records showed that we paid \$632,582.40 for the porches. The porches cost \$29,795.00 each That means we paid for 21 porches. They are working on 19 porches and not one passed inspection. They were not to be paid until they passed the building inspection. Our present management company Associa with Tania Bonilla our manager paid Sunrise Aug and Sept \$237,510.40. This shows that Associa and Tania do not know how to manage and they put us owners in a very bad situation. **They are spending our money** to pay for porches that are not correct and they shouldn't have paid those invoices. Sunrise's invoices are very wrong because they are billing us for Building 2024 which is the clubhouse. They have two different invoices for Building 2018 for \$29,795.00 and \$31,295.00 double billing. There may be more payments made to them since we don't have all the financials. **Associa will not show us invoices and bank statements or what bills were paid with the withdrawals.**

Discuss our new gutters and ceiling damages to be repaired.

Will from Power Roofing will be working on the Clubhouse ceiling starting Tuesday, November 28, 2023. We will be getting new gutters in December 2023.

Meeting with the attorney.

We met with an attorney to discuss our concerns and the first step is to get all the financials from New American, Mila Realty, and Associa. We need bank statements, invoices, and bills for the withdrawals paid. We have not gotten what we asked for from Associa or Mila Realty.

Management Mila Realty

Mila has not sent all of June's condo fees to Associa that the owners have paid. Owners are showing a balance on July's account with Associa. The board will notify Mila to return all the money that is owed for June's fees that the owners have paid.

Management

Tania Bonilla is very inexperienced with the builders not passing inspections on any porches or completing the building of the porches for months.

VOTE: The board voted to remove Tania Bonilla Darlene Dinan motioned to remove Tania and Linda seconded it and the board voted unanimously to remove Tania Bonilla.

Associa Management

The board got a statement from Gabriela Associa's accountant stating that we do not have anything extra in our Operating Account. We are significantly over budget and we need to be mindful of our Operating expenses so that the association doesn't run into Cash Flow issues. Associa's August statement under administrative and Management fees spent \$17,318.61. They placed a manager in our clubhouse which is costing us \$66,000.00 a year.

As per the accountant, we need to make cuts and we can not afford these expenses. We took a vote not to have an employee in the clubhouse. Associa has in their contract that they can spend up to \$1,500.00 without approval for expenses. I, Darlene told Associa when the new board got voted in not to spend any money unless it was approved by the board.

VOTE: The board voted to remove the employee at the clubhouse. Darlene made a motion to remove the employee at the clubhouse and Linda seconded it Darlene, Linda and Lourdes all agreed to remove the clubhouse employee.

Advance Home Repair

Our record shows that Raul the owner has been paid more than **\$270,943.43**. We didn't have extra money for this bill. Our monthly condo fees were \$266 a month with 154 units we had \$40,964.00 monthly income if everyone paid That means that Raul had 6 months of our total income without us paying any bills. Our insurance alone is about \$10,000.00 monthly.

Reserves

We have in reserves \$ 601,289.14

The insurance company paid a check that was to go to the roofers. Associa is saying they do not have the money to pay the roofer. July's statement shows that it was sent from Mila Realty to Associa. What did Associa do with the insurance check that they got for the roofer? The check is for \$ 331,267.93

Thanks to all the volunteers who are helping out in this time of need. The new board really appreciates it.

Darlene Dinan, President