

**ROYAL PALM BAY CONDOMINIUM ASSOCIATION INC.
BOARD MEETING
MEETING MINUTES FOR DECEMBER 16, 2023
10:00 AM**

Call to order:

10:10 am by Darlene Dinan, President

Date 12/16/2023

Proof of Notice:

Clubhouse posting December 13, 2023

Owners were emailed on December 13, 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 12/13/23

Adjournment:

Darlene Dinan made a motion to adjourn the meeting at 10:55 am Lourdes seconded it we were all in favor of it.

Approval of Previous Minutes:

The November 27, 2023 minutes 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

33 Robert Volpi

96 Jacqueline & Lewis Shurlin

42 James Kimble

67 Mike Kaminski

73 Randall Dinan 61 Jim Bailey

98 & 100 Debra Closek

13 Lourdes Triana

64 Nelson Gonzalez

91 Linda Akins

102 Jerilynn Taylor

104 Erich Humbal

32 Melissa Mena

12 Mirlaine Armand

Kenia WC

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

147 Kathy Rydzyk

39 Angelo Cueva

140 Leonardo and Lucia Canon

154 Eva Huve

25 David Mangual

We want to welcome everyone to this important board meeting.

New Business:

Changes to board members

Darlene Dinan is President and voted Secretary

Linda Akins is Vice President

Lourdes Triana is the Treasurer

Board Voted

Lourdes made a motion to appoint Darlene Dinan as Secretary and Linda seconded it and everyone was in favor of it.

Taking Money from our Reserves for the payment of the roof

The insurance company sent a check for \$331,267.93 to pay for the roof. The previous board members Wanda and Silvia spent this money on unrelated items. We have to pay \$5,000.00 for our deductible on the insurance claim plus \$5000.00 for the painting of the rotten wood that had been replaced.

Board Voted

To avoid a Special Assessment Darlene Dinan made a motion to approve the withdrawal of \$341,267.93 from the Reserve Account to pay Power Roofing. Lourdes seconded it and everyone approved it.

Now we need it to go to the owners to vote In favor of it.

We require 75% of the owners to vote for the withdrawal of \$341,267.93 from our Reserves

Our Reserve account has a balance of \$602,170.75. This is for the replacement of the road, painting of the buildings, as well as other items. After the transaction, our balance will be \$260,902.82.

We will be hiring an attorney in the near future that is less expensive.

The board is taking on more responsibility from the management company to manage our condominium.

We have discussed with Associa to reduce our expenses by removing the extra personnel that we do not need. They are not willing to do that at this time since the previous board Siliva and Wanda had approved it and signed a contract for it.

Mila is not sending the owners June's payment to Associa. We are going over the accounts and will be getting that money applied to the owners' account.

We will be needing more volunteers to contact the owners to sign the removal of funds from the reserve to avoid a special assessment and so the roofer won't put a lien on our properties and sell it.

Royal Palm Bay Condominium Association Inc.
by Darlene Dinan, President, Secretary.