

ROYAL PALM BAY CONDOMINIUM ASSOCIATION INC.

MINUTES FOR JANUARY 16, 2024 AT 6:00 PM

Call to order:

6:03 pm by Darlene Dinan, President

Date 1/16/2024

Proof of Notice:

Clubhouse posting January 13, 2024

Owners were emailed on January 13, 2024

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 1/16/24

Adjournment:

Darlene Dinan made a motion to adjourn the meeting at 6:55 pm

Approval of Previous Minutes:

The December 16, 2023 minutes was approved by Darlene Dinan, Linda Akins, and Lourdes Triana

Board Members:

Darlene Dinan, President, Secretary

Linda Atkins, Vice President

Lourdes Triana, Treasurer

James Kimble, Director

Owners that Attended

144 Robert Volpi

42 James Kimble

67 Mike Kaminski

73 Randall Dinan

98 & 100 Debra Closek

13 Lourdes Triana

64 Nelson Gonzalez

91 Linda Akins

102 Jerilynn Tay

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

79 James Dinan

147 Kathy Rydzyk

25 David Mangual

39 Angelo Cueva

101 Maria Ablao

53 Lue Ann

52 Michael Gineris

125 Gloria Souders

21 Cindy Rivera

148 Terri Moore

44 Gino Battista

Hector Maintenance Man

We want to welcome everyone to this important board meeting.

New Business:

- To self-manage our condo
- Hired Attorney Ryan Fong
- Hired full-time Hector as our Handyman
- Volunteers to sign up to send late notices to owners who did pay condo fees

Board Voted To Be Self-Management

Darlene made a motion to approve self-management Linda Second it and All board members included Lu Voted Yes

It was not required but the board asked all the Zoom owners and all the owners at the Clubhouse to vote and it was unanimous to be self-manage and not have a management company.

Board Voted to Hire Ryan Fong Attorney

Darlene made a motion to approve Ryan Fong Linda second it and All board member included Lu Voted Yes

Board Voted to Hire Handyman Hector

Darlene made a motion to approve Hector, Linda Second it and All board member included Lu Voted Yes

SELF-MANAGEMENT

We have been hearing from many owners stating that we should be self-managed. In the 23 years that we owned here there hasn't been a management company that I would want back to manage our condo. It seems the management companies are getting worse every year. Associa is the worst I have ever seen. They do not manage our complex at all and they are charging us a fortune. Lu has some figures for you.

We will have our bank for you to deposit. The board will auto-pay all the utility companies and contract vendors. For other bills, two board members' signatures will be required. We will have a part-time bookkeeper on the property who will answer calls, check violations, schedule Hectors for repairs, and will keep our records in order.

We will hire a CPA Account to oversee our finances and bookkeeping. The Account will keep everything in order so we can be audited. The Account will give us cost savings advice.

The board will now have control and everyone hired. Everyone that we hire will be working for the betterment of our condo. Operating the condo this way will save us a great deal of money, and we will have control to make sure everything is done correctly.

WE HIRED AN ATTORNEY

His name is Ryan Fong. He is sending a letter to Sunrise to finish the porches or pay for us to have someone finish it or they will be sued. From the figures we have they have been paid \$750,955.20

The porches cost \$29,795.00 which comes to 25 porches. They did 18 porches not completed and they didn't pass inspection from the building department. The contract stated that they do not get paid until each porch is complete and passes inspections. Wanda and Silvia should not have paid them this insane amount of money for work that wasn't completed.

WE GOT 75% OF THE OWNERS TO VOTE TO USE OUR RESERVES TO PAY POWER ROOFING.

Many thanks to you for voting so we can pay for the roof. They are putting up the gutters now and have completed the ceiling at the clubhouse and several owners' ceilings. The insurance company paid \$812,795.72 and Wanda and Silvia spent that money on other things that we are looking into it. We have \$602,768.80 in our reserves. We have to cover the spent insurance check for \$331,267.93. and \$5,000 deductible.

HANDYMAN

We hired Hector Perez Maldonado. He is full-time 40 hours a week from 8:00 am to 4:30 pm Monday to Friday. He changed the door knobs on the restrooms, put a light sensor light in the lady's room, fixed the lady's room toilet, missing A/C filters replaced 2 of them, patched siding on the buildings, painted the white trim in the clubhouse, put flood light over the sink with a motion detector, light fixture, called DynaFire to find out about the beeping at the clubhouse and told them he would fix it so they didn't have to come and cost us money, trimming the palms trees, noticed the gutters seems were not caulked, will work with the building on the porches. He will be meeting with all vendors to make sure they do their job. He will be replacing the fans in the firebox which only cost \$8 to \$12 and we paid \$900.00 to Security Pro to replace just 3 fans, he is cleaning the clubhouse and restrooms, emptying the garbage, the dog stations, and the grills, he is cleaning the pool area and will make sure no one has glass in the pool area.

We need volunteers

We would like volunteers to send emails, letters and call delinquent owners to pay their condo fees. December 6 the balance owed is \$49,802.10 If our management company does it will cost \$20 plus other fees for handling, supplies, stamps etc. We can do it at a fraction of the cost. If they do not pay we will turn it over to the attorney and they will be charged a great deal of money and a lien will be put on their property. Associa could have made a mistake in the billing or Mila didn't send all the payments over so it would be best if we could contact the owners before we have expensive charges that we would have to pay.

By Darlene Dinan, President & Secretary