

**ROYAL PALM BAY CONDOMINIUM ASSOCIATION INC.  
MINUTES  
FOR FEBRUARY 6, 2024  
6:00 PM**

**Call to order:**

6:09 pm by Darlene Dinan, President, Secretary

**Proof of Notice:**

Clubhouse posting February 3, 2024

Owners were emailed on February 3, 2024

**Location of Meeting:**

Royal Palm Bay Clubhouse

2024 Royal Bay Blvd.

Kissimmee, Fl 34746

**Zoom Meeting:**

Zoom meeting for owners that couldn't attend in person at the clubhouse.

Information was emailed to owners on February 3, 2024

**Adjournment:**

Darlene Dinan made a motion to adjourn the meeting at 7:00 pm

**Approval of Previous Minutes:**

January 16, 2024

**Board Members:**

Darlene Dinan, President, Secretary

Linda Atkins, Vice President

Lourdes Triana, Treasurer

James Kimble, Director

**Owners that Attended:**

96 Jacqueline & Lewis Shurlin

42 James Kimble

67 Mike Kaminski

73 Randall Dinan

151 Doris Horst

13 Lourdes Triana

147 Kathy Rydzyk

91 Linda Akins

102 Jerilynn Taylor

Denise

39 Angelo Cueva

2018 Wilson

154 Eva Huve

25 David Mangual

125 Gloria Souders

35 Lesley Oneal

60 Christopher Guardino

54 Olga G.

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

Kenia

## **Opening:**

We want to welcome everyone to this important board meeting.

## **New Business:**

- Withdraw from reserves \$110,000
- Associa is to transfer all funds to our Chase bank account
- Hiring a CPA
- Do not pay your dues to Associa for March. You will be notified of a new account.
- Discuss the Osceola County Violation on our porches
- Discuss our new gutters.
- Hiring a new Attorney for the porches
- Get estimates on building our porches and repairing the porches

## **Board Voted:**

Darlene made a motion to withdraw from reserves \$110,000 to pay the deposit on insurance  
Linda second it and Lu and the board all approved it.

Darlene made a motion to transfer all funds except \$100.00 from City National Bank  
Linda Second it and Lu and the board all approved it

Motion by Darlene and Linda second it and Lu and the board approved all below

The board approved hiring a CPA from UpFront

The board approved hiring an attorney for the porches

The board approved allowing back lower porches to be painted light gray cement paint or solid light gray color epoxy.

The board approved allowing back lower porches can be tiled with white or light gray tiles

The board voted to charge \$1,000.00 for anyone leaving anything outside of the dumpsters.

## **Taking Money from our Reserves for the payment of RPB insurance**

We need to withdraw \$110,000 from our reserves. We have in our reserves

RESERVES	\$602,170.75	NOVEMBER
ROOF	\$341,267.93	WITHDRAWAL
INSURANCE	\$110,000.00	WITHDRAWAL
TOTAL RESEVES	\$150,902.82	

## **Withdrawal from reserves**

To avoid a Special Assessment the to approve the withdrawal of \$110,000.00 from the Reserve Account to pay the deposit for our insurance.

**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 from our Reserves**

## **Accountant Hired**

We are hired a CPA Julian Gonzalez from UpFront CPA. He will be setting up QuickBooks for us and charging us \$400. He will be doing our financial statement preparation and recording all activity in our bank and QuickBooks for \$800 monthly.

## **Monthly Condo Fees**

**STOP** paying Associa your monthly condo fees. You will be notified how to make payments to our own Chase Bank.

## **Porches**

We received a VIOLATION FROM THE OSCEOLA COUNTY THAT 37 PERMITS HAS TO BE OPEN AND TO START FIXING OUR PORCHES. Sunrise has not done that so we are going to hire an attorney to have them fix our porches or return the money to have a contractor complete our porches. They charge \$300 to \$350 an hour. Hopefully a few letters will get them fixing our porches and we will not have to sue them. We are getting bids on the repairs and building our porches. The board approved the hiring an attorney for the porches.

## **Gutters**

They completed half of the gutters and they were not done correctly. They were leaking and you can see that the seams were gappy. Hector our maintenance man spotted the workmanship and had them stop and called the owner and Will the roofer who is paying them to meet with him. I, with the others had an onsite meeting. They are to put a cap over all the joints to prevent leaking, to caulk all the joints, and to remove gutters that were not tilted correctly to drain the water out. They are correcting them before they continue. If you see any leaking or gutters missing let me know.

## **Pool**

The pool is being heated when the weather is warm for a few days. This may change if our gas is too expensive to offer this at this time.

## **Questions**

We had questions and answers at the end of the meeting.

## **Adjourn**

We adjourned at 7:00 pm

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