

Royal Coast Condominium Association, Inc.

2000 South Ocean Boulevard, Lauderdale-By-The-Sea, Florida 33062 / Phone (954) 781-9791 • Fax (954) 781-0095



Minutes of the Annual Membership/Organizational Meeting January 9th, 2017 @7:00PM in the Social Room

Meeting delayed until 7:10PM...Waiting on additional proxies.

Proof of Notice...Affidavit of mailing on file in management office.

7:10PM Maurice Martin/Election Committee Chair called the meeting to order.

7:20PM Outer envelopes verified

7:25PM Maurice Martin announces that a quorum was not achieved...only 69 owners/proxies received.

7:30PM Maurice Martin announced that the election is now closed and began opening ballots.

7:55PM Maurice Martin announced results of count...Bellantoni 81, Herrera 86, LeNoble 35, Noraian 69 and Seltzer 39.

7:57PM Leslie Cole made a motion to adjourn Annual Meeting.

8:05PM Organizational meeting called to order: J. Sorrentino absent.

R. Bellantoni	President	motioned by G. Herrera, 2 nd M. Connelly, vote 6/0
M. Connelly	Vice President	motioned by A. Caronia, 2 nd G. Herrera, vote 6/0
A. Caronia	Secretary	motioned by M. Connelly, 2 nd J. Cole, vote 6/0
G. Herrera	Treasurer	motioned by A. Caronia, 2 nd M. Connelly, vote 6/0

8:10PM

Motion to adjourn by A. Caronia, 2nd G. Herrera, vote 6/0

Minutes Prepared by:

Peter J Watson/Property Manager

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Minutes of the BOD Meeting January 23rd, 2017 in the Social Room

Meeting called to order by B. Bellantoni at 7:00PM.

Present:

R. Bellantoni, M. Connelly, A. Caronia, J. Cole, W. Noraian, G. Herrera, J. Sorrentino

Approval of minutes:

Budget Meeting November 14th, 2016 motioned W. Noraian 2nd J. Sorrentino vote 7-0

Annual Meeting no vote... returned for restatement

Workshop Meeting January 17th, 2017 motioned W. Noraian 2nd G. Herrera vote 7-0

Manager's Report:

Discussion on Fire Inspection and cast iron piping...complete text attached.

President's Report:

R. Bellantoni thanked the association for their continued support, talked about the coming restoration as well as the need for volunteers for the planned concrete and lobby restoration. Volunteer sheets will be posted at the official posting site (mail room)...complete text attached.

Treasurer's Report:

G. Herrera presented an overview of the October and November financials. The reports indicate a strong fiscal position.

Committee Report:

Kathy Bellantoni reported on the entertainment committee activities so far and presented information on the future planned activities.

New Business:

Committee formation...

Construction... B. Bellantoni will be board liaison and owner Norman Potak will start forming the committee.

Lobby...M. Connelly will be board liaison...volunteers will be pooled from the volunteer signup sheet.

Rules and regulation discussion...topics included:

- 1...chairs attached to pool deck rail
- 2...owners leaving furniture on patio and leaving for the season
- 3...pool deck safety regarding glass containers
- 4...building safety regarding wet bathing suits in the hallways and elevators
- 5...guest policy
- 6...owners leaving satellite dishes up during storms and leaving for season

Adjournment at 8:17PM motioned A. Caronia 2nd J. Cole vote 7-0

Minutes prepared by,

Peter J. Watson

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Minutes of the BOD Workshop Meeting
January 17, 2017
RCC Social Room

The meeting was called to order by Bob Bellantoni at 11:00 a.m.

Present: W. Noraian, G. Herrera, B. Bellantoni, A. Caronia, J. Cole, M. Connelly
Absent: J. Sorrentino, P. Watson

#1. Establish committee structure for future projects.

The Board is looking for volunteers to serve on two committees. One committee will be established to monitor the exterior building restoration which is scheduled to begin in April. The second committee will be established to gather information in order to formulate a plan for the lobby renovation which is scheduled to begin in 2018.

Each committee will select their chairperson and both will have board liaisons.

#2. Set BOD meeting agenda for January 23, 2017.

The agenda will include committee reports, old business items, and new business. New business under discussion will include updated safety signs for the pool deck, visitor/guest policy, smoking on the pool deck, hallway maintenance, and beach chair storage.

The meeting was adjourned at 12:11 p.m.

Minutes prepared by :

Judith Cole
Board of Directors

Royal Coast Condominium Association, Inc.

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Minutes of Workshop February 13th, 2017

Meeting called to order by R. Bellantoni at 11:00AM

Present: R. Bellantoni, M. Connelly, A. Caronia, W. Noraian, J. Cole
Absent: G. Herrera, J. Sorrentino

M. Connelly led a discussion on the possible scope of work together with the requirements of committee members.

The tentative scope will include the main lobby, lower parking lobby, laundry room, north bathrooms, office, social room and billiards room.

A second discussion was moderated by M. Connelly and the owners present at the meeting. Ownership requested that a change in use of the billiards room to gym be considered, reconfigure carpeted sitting area, landscape changes and a new water feature.

Next meeting date was confirmed for Monday February 20th, 2017 at 10:30AM in the social room for the purpose of committee formation.

M. Connelly adjourned the meeting at 11:40AM

Minutes prepared by

Peter J Watson

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Minutes of the BOD Meeting March 27th, 2017 in the Social Room

Meeting called to order by B. Bellantoni at 7:00PM.

Present:

R. Bellantoni, M. Connelly, J. Cole, W. Noraian, G. Herrera, J. Sorrentino
By speakerphone A. Caronia

Approval of minutes:

Board of Directors Meeting January 23rd, 2017 motioned W. Noraian 2nd G. Herrera vote 7-0
Workshop Meeting February 13th, 2017 motioned G. Herrera 2nd J. Cole vote 7-0

Manager's Report:

Information presented on start date and location of the concrete repairs. Advised all owners to remove all furniture from balcony before leaving for season. Shutters are to be left open to allow full access to all balconies. Owners will be advised about a week before their stack will have access blocked.

President's Report:

R. Bellantoni thanked the social committee for their tremendous effort this year and again mentioned that both owners and renters worked together for a fun filled season. Additional thanks were offered to the "Lobby Renovation" committee for their effort in bringing together a scope of work and talented individuals to produce the new look for our lobby.

Treasurer's Report:

G. Herrera presented an overview of the December and January financials. The reports indicate a good fiscal position.

Committee Report:

Kathy Bellantoni reported on the entertainment committee activities this season and thanked all who worked so hard to make them a success.

Mike Connelly presented information on the lobby renovation that has been realized to this date. The next step will be to interview prospective designers and secure design drawings. A comprehensive report was presented to the board for review and will be posted to the web site for all owners to view.

Bob Bellantoni gave an update on the painting for the building. The colors of the building will remain the same for this project. The hue will be slightly darker to account for fading and to better cover the repaired areas on the outside surface. The manufacturer's warranty is now improved from seven years to ten years.

Adjournment at 7:55PM motioned by B. Bellantoni 2nd J. Cole vote 7-0

Minutes prepared by,

Peter J. Watson

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Minutes of the BOD Meeting April 24th, 2017 in the Social Room

Meeting called to order by M. Connelly at 7:00PM.

Present:

M. Connelly, J. Cole, W. Noraian, G. Herrera
By speakerphone R. Bellantoni
Absent A. Caronia, J. Sorrentino

Approval of minutes:

Board of Directors Meeting March 27th, 2017 motioned W. Noraian 2nd J. Cole vote 5-0

Designer:

J. Cole presented the “Lobby Committee’s” findings after a multi-faceted evaluation process. The committee formally named “Zelman Style Interiors” as the top choice.

R. Bellantoni motioned to accept Zelman Style Interiors as the contractor of choice 2nd J. Cole vote 5-0

R. Bellantoni motioned to approve \$15,00.00 retainer to produce detailed “story boards” for the project 2nd J. Cole vote 5-0

Manager’s Report:

Peter Watson presented information on the start of the project, engineer’s evaluation and status so far. Going forward we will have 5~6 days warning for the next stack to remove furniture and open shutters.

President's Report:

Bob paid thanks to the many people that contributed to the entertainment committee that resulted in the amazing success this season. Particular note was paid to Carrie Wusylko for the exercise classes each morning.

It was pointed out that the deck space will be severely limited during the exterior project and a request was made to scale back any large get together until a later date.

Treasurer's Report:

G. Herrera presented an overview of the February financials. Although we experienced two events that drove maintenance work above budget, February still ended in positive territory.

Adjournment at 7:45PM motioned by R. Bellantoni 2nd J. Cole vote 5-0

Minutes prepared by,

Peter J. Watson

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Construction Meeting May 4, 2017

In attendance: Rob Sommer (Metro,) Christian (Metro), Evan Swaysland (SPEC Engineering), Bill Norian, Bob Bellantoni (by phone), Mike Connelly

Purpose: To provide an update and progress report on the status of the exterior renovations.

A graphic of the south side of the building was distributed indicating a total of 15 drops.

Demolition work has been largely completed on drops 1, 2 and 3 from the east end of the south side, progressing westward through the F stack. Substantial work has also been done on drop 4, the G stack. Concrete restoration is now well underway in those areas. To date, balcony floor repairs were needed only in LF and 2F. Neither balcony was tiled. These balconies will be resurfaced and waterproofed when finished. The cost of waterproofing a balcony will be approximately \$1000.

It was reiterated that if any tiles need to be removed from a balcony floor to repair a fault, ALL tiles will have to be removed to insure that the fault is properly traced and repaired. The balcony will be resurfaced and waterproofed. If the owner wishes to re-tile the area upon completion of all work, that is his responsibility.

Both the contractor and engineer indicate that, to date, the repairs are going very well with less work being needed than was originally projected. Upon completion of the entire south side (promised by July 1), they will have a better idea of the full extent of needed repairs since repairs to the west and north sides of ocean front buildings are generally less than those needed on the south and east sides.

Metro is working on the bid for the replacement of the “slit” windows on the west wall of the lobby (in sitting area and billiard room). Upon submission of this information, if acceptable and within the budget, the work will be coordinated by Metro. After the meeting, these areas were inspected and Rob Sommer indicated there could potentially be some minor damage to the outside travertine marble surrounding the windows. This can either be professionally repaired or have some type of appropriate molding surround the new window. The old hurricane shutter tracks will also need to be removed which may be a cause of additional minor damage. We are hoping that a single pane window can be installed, but the wind load will need to be determined to see if a two pane installation would be safer. The vendor and our engineer will make this determination.

Other topics discussed:

- Raw concrete repairs will not be primed or painted for “aesthetic” purposes prior to the final painting which should begin in approximately two months.
- All shutter work will be done by Metro’s vendor. Rob indicated that a number of residents have asked to have some shutters permanently removed, not in connection with any repair work, but only because they have installed impact glass and no longer need the shutters. Peter needs to provide the names and locations of any owners wanting this and the cost for it will be passed on the owner.
- Requests for payment to Metro are submitted to Swaysland for review and approval and then forwarded to RCC for processing and payment. An invoice is currently pending which our engineer is now reviewing.
- The Construction Committee will meet every two weeks at 10:00 AM in the Social Room. NEXT MEETING WILL BE ON THURSDAY, MAY 18, 2017 AT 10:00 AM in the Social Room.

Respectfully submitted,

Mike Connelly

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Minutes of the BOD Meeting June 26th, 2017 in the Social Room

Meeting called to order by M. Connelly at 7:00PM.

Present:

M. Connelly, G. Herrera

By speakerphone: R. Bellantoni, J. Cole, W. Noraian

Absent: A. Caronia, J. Sorrentino

Approval of minutes:

Board of Directors Meeting April 24th, 2017 motioned R. Bellantoni, 2nd G. Herrera vote 5-0

Manager's Report:

Peter Watson discussed the refurbished garage gate and explained why the H balcony stack was skipped. The next available swing stage will address the balconies of the H stack.

President's Report:

Bob stated that the completed work is 15~20% and is under budget at this time. The loss of work time due to weather was discussed with the contractor and extra crews will be made available if the job starts to run long. The expected finish date is still mid-November. A discussion on the front windows in the billiard room and living area centered on the need to have impact glass installed. These are the only windows on the ground floor that have not been updated. The engineer has drawn up detailed plans for the repair and states that now is the appropriate time to do the work as the contractor is already on site.

A motion was made to proceed with the repair by:

R. Bellantoni, 2nd W. Noraian vote 5-0

Treasurer's Report:

G. Herrera presented an overview of the April financials. The \$15,000.00 over budget item for professional services was explained as the hiring of the designer to begin planning for the lobby renovation project.

Lobby Renovation Update:

M. Connelly discussed the trip to Zelman & Associates (designer) today to pre-view the initial design elements. The design committee was very pleased with the overall presentation.

Arlene Sigel and Marie Connelly also stated that the designer incorporated their wish list and blended it within a cohesive design plan.

The design will be refined and presented at a Board Meeting on August 28th at 7:00PM in the social room.

Adjournment at 7:51PM motioned by R. Bellantoni, 2nd M. Connelly vote 5-0

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Peter J. Watson

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Minutes of the BOD Meeting August 28th, 2017 in the Social Room

Meeting called to order by R. Bellantoni at 7:00PM.

Present: R. Bellantoni, M. Connelly, G. Herrera, J. Cole, W. Noraian & J. Sorrentino
Absent: A. Caronia

Approval of minutes:

Board of Directors Meeting June 26th, 2017 motioned J. Sorrentino, 2nd J. Cole vote 6-0

Treasurer's Report:

G. Herrera presented an overview of the May & June financials. Except for the over budget in plumbing repairs the balance of the budget is on a positive track.

President's Report:

Bob thanked the "Lobby Committee" for all the work done to get us to this point. Don Cook and Gail Seltzer were thanked for heading up the committee. It was noted that twelve percent of the units were represented on the committee.

Zelman Presentation:

M. Connelly gave a synopsis of the project to date and then introduced Steve Zelman. Steve presented a video, powerpoint and storyboard rendering of his vision for the lobby.

Adjournment at 7:55PM motioned by G. Herrera 2nd M. Connelly vote 6-0

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Peter J Watson

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Minutes of the BOD Meeting September 25th, 2017 in the Social Room

Meeting called to order by M. Connelly at 7:00PM.

Present: M. Connelly, W. Noraian & J. Sorrentino
Speakerphone: J. Cole, G. Herrera
Absent: R. Bellantoni, A. Caronia

Approval of minutes:

Board of Directors Meeting August 28th, 2017 motioned J. Sorrentino, 2nd J. Cole vote 4-0

Treasurer's Report:

G. Herrera prepared an overview of the July financials for distribution and M. Connelly read his prepared statement. Except for the over budget in maintenance repairs the balance of the budget continues to look favorable and in fact is running under budget.

Approval of "Zelman Style Interiors" Contract:

M. Connelly gave an overview of the project and the work on the contract to date. A discussion was had with board members and owners.

Motion to approve contract by J. Sorrentino 2nd W. Noraian vote 5-0

Schedule Lobby Assessment Meeting:

Motion to schedule assessment meeting on October 23rd, 2017 was made by W. Noraian 2nd J. Sorrentino vote 5-0

Motion to adjourn at 7:35PM was made by:

W. Noraian 2nd J. Sorrentino vote 5-0

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Minutes of the Special Assessment Meeting October 23rd, 2017 in the Social Room

Meeting called to order by M. Connelly at 7:00PM.

Present: M. Connelly, W. Noraian & A. Caronia
Speakerphone: R. Bellantoni, J. Cole,
Absent: G. Herrera, J. Sorrentino

Approval of minutes:

Board of Directors Meeting September 25th, 2017 motioned W. Noraian, 2nd M. Connelly
vote 5-0

Approval of Estoppel Resolution:

Motioned M. Connelly, 2nd A. Caronia vote 5-0

Approval of Lobby Assessment:

Motioned R. Bellantoni, 2nd J. Cole vote 5-0

Approval to Enter Contract and send to Attorney:

Motioned R. Bellantoni, 2nd J. Cole vote 5-0

Terms of Special Assessment:

First payment is due December 1st, 2017 and continues for ten months total.

Adjournment:

@ 7:45PM Motioned W. Noraian, 2nd A. Caronia vote 5-0

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Minutes of the Budget Meeting November 13th, 2017 in the Social Room

Meeting called to order by A. Caronia at 7:00PM.

Present: A. Caronia, W. Noraian
Speakerphone: R. Bellantoni, J. Cole, G. Herrera
Absent: M. Connelly, J. Sorrentino

Approval of minutes:

Special Assessment of October 23rd, 2017 motioned W. Noraian, 2nd J. Cole vote 5-0

Approval of 2018 Budget:

Motioned R. Bellantoni 2nd G. Herrera vote 5-0

Results of Fund/Waive Reserves:

Fund = 14 Waive = 152

The threshold of 136 votes was achieved to waive funding of reserves for 2018.

Motion to adjourn at 7:20PM was made by:

A. Caronia 2nd R. Bellantoni vote 5-0

Minutes Prepared by Peter J Watson