

# Royal Coast Condominium Association, Inc.

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



## Board of Directors Meeting February 25, 2019 @ 7PM in the Social Room

The meeting was called to order by Bobby Bellantoni at 7PM

Board Members Present: **Bob Bellantoni** (President), **Judy Cole** (Vice President), **George Herrera** (Treasurer), **Bill Noraian** (Director), **Anthony Caronia** (Secretary), **Augustine Perrotta** (Director), **Lori Lenoble** (Director), Bill Webster (Property Manager). A quorum was established

### Approval of Meeting Minutes

A motion was made by George Herrera (**M1**) and seconded by Anthony Caronia to approve the January 28<sup>th</sup> Meeting Minutes. The motion carried unanimously.

A motion was made by Bill Noraian (**M2**) and seconded by Judy Cole to approve the BOD Workshop Minutes of February 8th, 2019. The motion carried unanimously.

### Board & Management Reports

Bobby Bellantoni provided an oral **President's Report** concerning the good financial condition of the Association. Additionally mentioned were some house rules which needed better compliance. A copy is attached as part of the record.

George Herrera provided a **Treasurer's Report** which is attached as part of the record.

Anthony Caronia provided a brief statement to communicate to owners that the Association had been served a summons resulting from an owner lawsuit.

Bill Webster provided a **Manager's Report** which is attached as part of the record.

### Old Business

None.

### New Business

There was no Board action taken. The following items were of general discussion.

1. A member's meeting will be scheduled for March 25<sup>th</sup> in order to gain approval for "Pooled Reserves".
2. The final report for Emergency Life Safety System (ELSS) is expected from consultant Nick Scolara with the week.
3. A review of recycling protocol was communicated. Qualified recycle items include (1) cardboard and paper (2) metal cans (3) plastic bottles/containers with screw tops. Glass is no longer part of recycling but is collected separately to avoid trash chute damage.

## **Committee Reports**

Rich Passero (3A) has contacted LBTS to address concerns of dune vegetation overgrowth which may impede beach access. A follow up meeting took place on property whereby Randal Clutter (town official) and Jenna Cardena (EPA) evaluated current conditions. It was determined that Royal Coast provide a plot plan to the Town to establish maintenance responsibilities. Any alteration to the current condition would be addressed after the 2019-20 turtle season is over.

Judy Cole reported “common area” signage had been ordered from the vendor and illustrations should follow shortly. Pam Herrera and Kathy Bellantoni were acknowledged for their help with the project.

A motion was made by Judy Cole (**M3**) and seconded by George Herrera to adjourn the meeting at 7:45PM. The motion carried unanimously.

*Respectfully Submitted,  
Bill Webster, Property Manager*

## PRESIDENTS REPORT 2/25/2019

With the 2019 season in full swing at the Royal Coast I would like to take this opportunity to touch base on a few things that will make for a more fun, enjoyable and most important safe stay at the RC.

The pool deck is the hub of activity and a favorite spot for both young and old alike. Please use the service elevator when in bathing attire going to and from the deck. Elevator floors that are wet are an accident waiting to happen. Remember no GLASS of any kind allowed period. No running, diving, jumping, or roughhouse activities. Remember being safe and considerate of others does not mean you can't have fun.

Remember to return carts to the lobby or garage leaving them in the hall or service area is not only a fire safety issue but inconsiderate of others.

Follow all signs and instructions posted regarding recycling and garbage disposal. Improperly disposed of trash is not only unsightly but also a health code issue. If you have any Questions the office will be happy to answer them.

Financially our association is in good shape. Our Treasurer George H will give details in his report

Activities are happening every day from cook outs and parties to Bingo, exercise classes and games we have something for everybody, so come and enjoy.

Our beautiful new Lobby is in the final stage of punch list corrections and along with our new gym facility is being enjoyed by many.

A special THANK YOU to our Manager, Staff, Board and all of you who help to make the RCCA the special piece of Paradise we call home

Respectfully,

Bobby Bellantoni

Royal Coast Condominium

<b>Income vs Expense</b>	<b>Jan. 2019</b>	<b>Jan. 2019</b>
	<b>Actual</b>	<b>Budget</b>
<b>Income Month of January</b>	\$104,700.00	\$105,300.00
<b>Income Year to Date</b>	\$104,700.00	\$105,300.00
<b>Gen. &amp; Administrative expenses</b>	\$5,200.00	\$4,200.00
<b>Insurance</b>	\$18,200.00	\$19,400.00
<b>Utilities</b>	\$20,000.00	\$22,200.00
<b>Maintenance</b>	\$22,000.00	\$17,100.00
<b>Payroll Expense</b>	\$36,600.00	\$38,100.00
<b>Bad Debt Expense</b>	\$4,168.00	\$4,168.00
<b>Total Operating Expenses</b>	\$106,300.00	\$105,300.00
<b>Operating Expenses YTD</b>	\$106,300.00	\$105,300.00
<b>Reserve Contribution</b>		
<b>TOTAL EXPENSES</b>	\$106,300.00	\$105,300.00
<b>TOTAL EXPENSES YTD</b>	\$106,300.00	\$105,300.00
<b>Aging Sum. Misc. Receivables</b>	\$3,914.57	
<b>Prepaid maintenance Assesments</b>	-\$71,860.02	
<b>Aging Sum.Ext. concrete &amp; paint</b>	\$473.08	
<b>Parking receivables</b>		
<b>Maint. Late Fee Receivable</b>	\$50.00	
<b>Maintenance Assesments receivable</b>	\$7,899.39	
<b>Lobby Special Assesment</b>	\$835.12	

During business hours by completing a designated form which includes  
 and name. After hours, it can be placed in the mail slot of the office  
 door.

Website- There is a beta version of a new website for the Association which will  
 be launched upon Board approval within the next 7-10 days.

Respectfully,  
 Bill Wilson, PM

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## Manager's Report to Owners February 2019

- **Door Modifications-** The Fitness Center door has been modified with fob access. Pool Access Door is complete for auto open. North Corridor door to be complete by Tuesday, February 26<sup>th</sup>.
- **Interior/Exterior Lighting-** Tim Pendarvis was onsite to assess our lighting requirements. His company, MicroLamp, will become a preferred supplier based on price and service.
- **Schindler Elevators-** Field Superintendent, Craig Doan and account Rep, Eric Smith were onsite to address operational issues with all three elevators.
- **Cooling Towers-** Airstron performed semi-annual maintenance including cooling tower shut down one tower at a time. Cleaned towers with de-scaler and pressure washers. Pulled and cleaned strainers. Greased all motors pumps and bearings.
- **Waste Station-** One World Plumbing performed semi-annual lift station clean out.
- **Irrigation-** Davey Tree was on property to perform a zonal wet check. Curb and raised beds will be converted to a drip system before adding or replacing plant material. Awaiting Plant proposals
- **Lobby Chandelier-** Maintenance installed LED bulbs in new fixture.
- **Member's Meeting-** Lee Burg of Becker Lawyers was contacted and request was made to prepare notice and meeting requirements for mailing. The agenda and limited proxy vote will be to convert to a "Pooled Reserve Account".
- **Suggestion Box-** Residents may submit suggestions to the management office during normal business hours by completing a designated form which includes unit number and name. After hours, it can be placed in the mail slot of the office door.
- **Website-** There is a beta version of a new website for the Association which will be launched upon Board approval within the next 7-10 days.

*Respectfully submitted,  
Bill Webster, PM*