

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 Workshop “Projects & Goals For 2019” January 24, 2019 @ 10:00 a.m. in the Social Room

The meeting was called to order by Bobby Bellantoni at 10:00AM

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

Security

The entrance steps leading into the guard house will be modified to be more user friendly. Steps need to be made wider with the addition of a handrail. Vendors have been contacted to submit proposals to move forward with needed changes.

The Board will decide on a security camera upgrade from the current system in place. The building is currently using analog cameras and wishes to convert to a high definition with infrared capabilities for better night vision. Additional cameras will be added to improve property coverage. In the meantime, a few cameras have been identified to repair/replace on an at once basis.

A review of the security staff function and responsibilities is being made to better serve residents. Issues identified include job description, task checklist, security rounds documentation, uniforms & dress code, etc.

Automatic Doors

The pool access door is scheduled to be modified to provide auto opening. Egress will be motion sensitive while Ingress will have (1) fob and (2) push button auto open. In addition, the north hallway single door access will be modified shortly thereafter (30-45 Days).

Landscape

Board members Judy Cole and Lori Lenoble along with Marie Connelly conducted a property walkthrough with our vendor, Davey Tree. Areas have been identified for plant change and improvements. The current contract does not include fertilization and pest control which needs to be addressed to maintain our investment. Proposals will be generated for Board consideration in order to maximize the coming “growing season” upon approval.

Signage

Judy Cole, Pam Herrera and Kathy Bellantoni are completing an evaluation of the property to identify new signage to be installed in lobby area, miscellaneous doors and common areas.

Janitorial & Building Maintenance

A review of the janitorial staff function and responsibilities is being made to better serve residents. Task lists, time management and job assignments are under evaluation to ensure we maintain a clean & safe environment. Residents are encouraged to utilize the management office to report concerns or issues to be addressed.

Miscellaneous Items Discussed

- (1) Improving the Elections voting process
- (2) Garage gate performance
- (3) Communications to Owners
- (4) Unit owner shutdown
- (5) Garage level tile floor maintenance

Manager's Project List for 2019

The following items are on the "TO DO LIST" and is not meant to be all-inclusive. Consideration must be taken for non-budgeted projects and their financial impact to the Association

- Paint Stairwell Doors
- Clean & Paint Stairwell Interior Walls
- Clean & Paint Stair Landings and Steps
- Hallway Exit Door Jam Maintenance
- Bicycle Registration & Disposal
- Mechanical Room Electrical Panel
- **ELSS** Engineered Life Safety System (As required by LBS Fire Department)

*Respectfully Submitted,
Bill Webster, Property Manager*